

632817 WARRANTY DEED
BOOK 503 PAGE 0659
RECORDED 02/13/2009 AT 04:20 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

WARRANTY DEED

Fred E. Trembath and Shirley A. Trembath, Grantors, of Sheridan County, Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt of which is hereby acknowledged, does hereby convey and warrant to the Grantee, Misti A. Bybee, whose legal address is 1004 Lower Prairie Dog Road, Sheridan, Wyoming 82801, the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A Tract of land situated in the W1/2NW1/4 of Section 35, Township 58 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

BEGINNING at the northwest corner of Section 35 (monumented with a 3¼" aluminum cap per PLS 6594); thence S89°20'13"E, 1,328.50 feet, along the north line of said Section 35 to a point in the Right of Way of the Lower Prairie Dog Road (AKA County Road No. 1211) witnessed by a 2" aluminum cap per PLS 2615 bearing N89°20'13"W a distance of 65.64 feet; thence S27°17'55"W, 233.68 feet to a point lying in said Right of Way; thence S24°13'53"W, 966.56 feet to a point lying in said Right of Way; thence S31°25'23"W, 456.99 to a point lying in said right of Way; thence S54°30'13"W, 293.81 feet to a point lying in said Right of Way; thence S67°58'09"W, 243.29 feet to a point lying in said Right of Way; thence S60°02'02"W, 99.94 feet to a point lying in said Right of Way and lying on the west line of said Section 35 witnessed by a 2" aluminum cap per PLS 2615 bearing N01°06'33"W a distance of 69.10 feet; thence N01°06'33"W, 1,806.53 feet along said west line to the **POINT OF BEGINNING**.

Encompassing 35.01 Acres of land more or less.

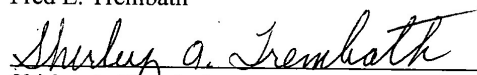
Bearings are Grid: Grid north=Geodetic north at Longitude 106°51'17"W.

SUBJECT, HOWEVER, to prior reservations, easements and exceptions of record.

TOGETHER WITH all improvements situate thereon.

Dated this 9 day of Feb, 2009.

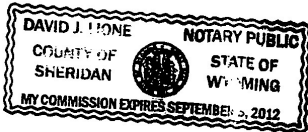

Fred E. Trembath


Shirley A. Trembath

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

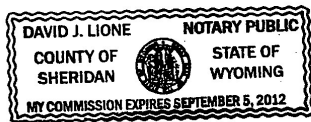
The foregoing instrument was acknowledged before me by Shirley A. Trembath and Fred E. Trembath this 14 day of February, 2009.

Witness my hand and official seal,



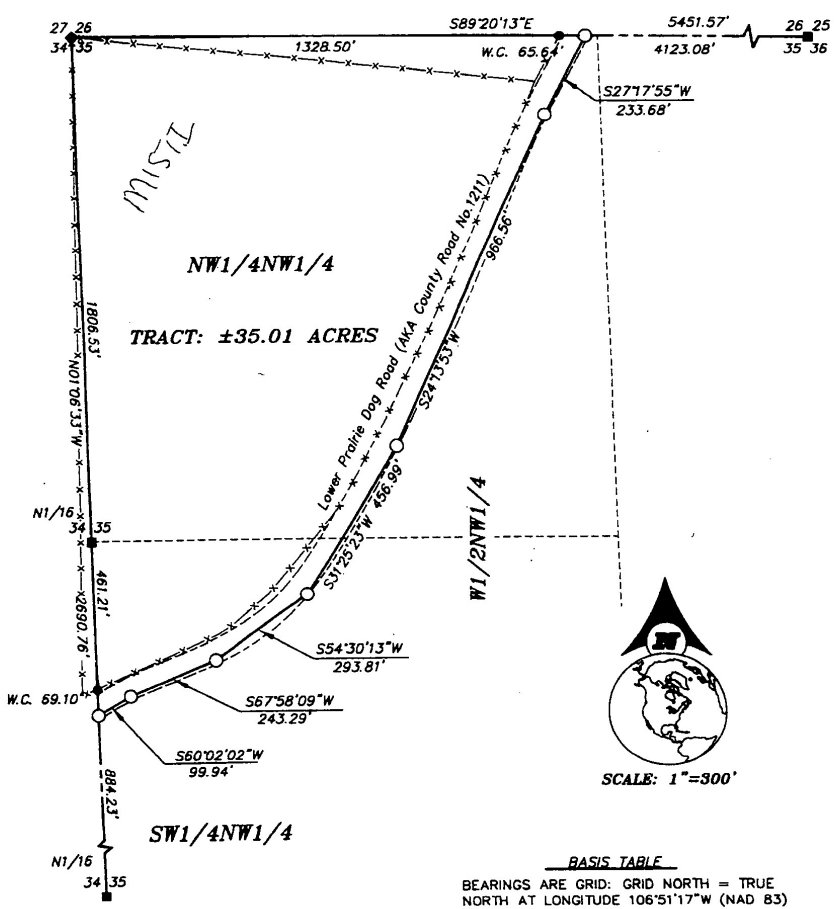
Notary Public

A handwritten signature in cursive script, appearing to read "David J. Lione", written over a horizontal line.



650

EXHIBIT "B"



SCALE: 1"=300'

BASIS TABLE

BEARINGS ARE GRID: GRID NORTH = TRUE
NORTH AT LONGITUDE 106°51'17"W (NAD 83)

LEGEND

- 3-1/4" ALUMINUM CAP PER LS 5369
- 2" ALUMINUM CAP PER LS 2615
- 3-1/4" ALUMINUM CAP PER LS 6594
- NOT SET-IN CO ROAD ROW
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- FENCE LINE
- ROW COUNTY ROAD

EXHIBIT "B"

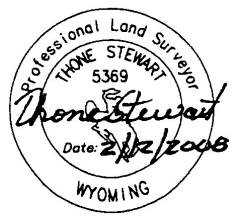
CLIENT: FRED TREMBATH
LOCATION: W1/2NW1/4 SECTION 31, T58N, R83W,
6TH P.M., SHERIDAN COUNTY, WYOMING



PO BOX 3082 SHERIDAN, WY 82801 307-672-7415 FAX 674-5000

JN: 99002
DF: 2002\2002007D
JANUARY, 2008

I, THONE STEWART, A DULY REGISTERED
LAND SURVEYOR IN THE STATE OF
WYOMING, DO HEREBY STATE, BASED ON
MY KNOWLEDGE AND INFORMATION,
EXHIBIT "B" IS A VALID REPRESENTATION
OF A SURVEY MADE BY ME, OR UNDER
MY DIRECT SUPERVISION.



661