

## WARRANTY DEED

Mark J. Steingass and Judy L. Steingass, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Harry E. Washut Jr., a married person dealing in his sole and separate property, GRANTEE whose address is \_\_\_\_\_

PO Box 495, Story WY 82842 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

A tract of land lying in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 8, T. 53N., R. 83 W, Sheridan County, Wyoming: Beginning at the center quarter corner of Section 8, T. 53 N., R. 83 W. Thence N. 88°59'02"E. along the east-west center line of said Section 8, a distance of 54.13 feet to a point on the east bank of the Piney Cruse Ditch; Thence S. 24°36'27"E. along the said east bank of the Piney Cruse Ditch a distance of 48.26 feet; Thence S.12°19'41"E. along the said east bank of the Piney Cruse Ditch a distance of 47.03 feet; Thence S. 19°13'37"E. along the said east bank of the Piney Cruse Ditch a distance of 74.62 feet; Thence S. 26°25'36"E. along the said east bank of the Piney Cruse Ditch a distance of 67.56 feet; Thence S.00°22'58"E. along the said east bank of the Piney Cruse Ditch a distance of 75.01 feet; Thence S.16°32'24"W. along the said east bank of the Piney Cruse Ditch a distance of 71.75 feet; Thence S.31°57'14"W. along the said east bank of the Piney Cruse Ditch a distance of 59.35 feet; Thence S. 37°42'02"W. along the said east bank of the Piney Cruse Ditch a distance of 37.23 feet ; Thence S. 68°53'56"W. along the said east bank of the Piney Cruse Ditch a distance of 38.95 feet; Thence S. 40°26'36"W. along the said east bank of the Piney Cruse Ditch a distance of 90.19 feet; Thence N.46°53'40"W. a distance of 139.47 feet to a point to the centerline of a 30 foot easement marked by a 5/8" rebar with cap; Thence N. 01°38'46"W. along said centerline of easement a distance of 62.00 feet marked by a 5/8" rebar with cap; Thence N. 74°10'14"W. along said centerline of easement a distance of 53.27 feet marked by a 5/8" rebar with cap; Thence N. 01°38'34"W. a distance of 56.53 to a 5/8" rebar with cap; Thence N.42°26'54"W. a distance of 55.55 to a 5/8" rebar with cap; Thence N. 58°20'59 'W. a distance of 104.21 to a 5/8" rebar with cap; Thence N. 44°14'55"W. a distance of 41 .92 to a 5/8" rebar with cap; Thence N. 17°41'13"W. a distance of 57.81 to a 5/8" rebar with cap; Thence N. 29°22'25"W. a distance of 32.53 to a 5/8" rebar with cap; Thence N. 39°27'08"W. a distance of 39.88 feet to a 5/8" rebar with cap; Thence N. 53°14'44"W. a distance of 30.61 to a 5/8" rebar with cap; Thence N. 01°38'34"W. a distance of 31.95 feet to a point on the east-west center line of said Section 8: Thence N. 88°59'02"E. along the said east-west centerline a distance of 426.45 to the point of beginning, all lying in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 8.

**RESERVING, HOWEVER,** unto Grantors, as the record owners of the Lot 5 of the Red Cloud Subdivision which is immediately adjacent to the easements reserved below, and unto the Grantors' heirs, successors, assigns and personal representatives with rights, the following two easements:

1. a perpetual non-exclusive easement for the following purposes in perpetuity: ingress and egress to said Lot 5; to control weeds whether with herbicide or not, to grade, gravel, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway together with such bridges, culverts, ramps and cuts as may be necessary on, over, across on, over, across the ground embraced within the right-of-way hereinafter described, which is located within the boundaries of the above-described tract of land conveyed to Grantee. The easement so reserved by the Grantors is along a strip of land 20 feet in width to the following described real estate, to-wit:

*An Easement twenty feet (20') in width and lying 20 feet TO THE LEFT of the following described line:*

*Beginning at a point on the east line of the Red Cloud Subdivision lying in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 8, Township 53 North, Range 83 West and filed for record in the Office of the Sheridan County Clerk's Office bearing South 1°38'34" East a distance of 82.60 feet from the northeast corner thereof;*

thence South 53°14'44" East a distance of 30.61 feet to a 5/8" rebar and cap;  
thence South 39°27'08" East a distance of 39.88 feet to a 5/8" rebar and cap;  
thence South 29°22'25" East a distance of 32.53 feet to a 5/8" rebar and cap;  
thence South 17°41'13" East a distance of 57.81 feet to a 5/8" rebar and cap;  
thence South 44°14'55" East a distance of 41.92 feet to a 5/8" rebar and cap;  
thence South 58°20'59" East a distance of 104.21 feet to a 5/8" rebar and cap;  
thence South 1°38'34" East a distance of 56.53 feet to the centerline of  
an existing 30-foot easement known as Red Cloud Drive marked by a 5/8"  
rebar and cap.

2. Reserving unto the Grantors for so long as Grantors retain record ownership of said Lot 5, a non-exclusive right-of-way easement with the right to ingress and egress to park personal vehicles, trailers, boats, RV's, equipment, store personal material or possessions; to control weeds whether with herbicide or not; to grade, gravel, level, fill, drain, pave, build, maintain, repair and rebuild a road or highway together with such bridges, culverts, ramps and cuts as may be necessary on, over, across the ground embraced within the right-of-way hereinafter described, which is located within the boundaries of the above-described tract of land conveyed to Grantee. The easement so reserved by the Grantors is along a strip of land 50 feet in width to the following described real estate, to-wit:

*An Easement 50 (fifty) feet in width and lying 50 feet TO THE LEFT and within the boundaries of a 4.001 acre tract of land with the following described line:*

*Beginning at a point of the centerline of an existing 30 foot easement known as Red Cloud Drive marked by a 5/8" rebar and cap; thence West 53°27" to the centerline of the 30 foot easement of Red Cloud Drive marked by a 5/8" rebar with cap; thence South 1°38'46" along said centerline of 30 foot Red Cloud Drive Easement a distance of 62.00 feet marked by a 5/8" rebar with cap; thence Southeast 46°53'40" a distance of 139.47 feet to the property corner marked by a 5/8" rebar property corner cap.*

Provided However, after the date hereof, Grantee shall have the sole and exclusive right to negotiate with and convey any easement to or for any irrigation district through, across and under any portion of the lands conveyed to Grantee herein, and Grantors' reserved easements rights herein shall be expressly subordinate to the Grantee's right to grant additional easements after the recording of this deed provide that such easements do not unreasonably interfere with Grantor's reserved non-exclusive easement rights described above.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record.

WITNESS our hands this 23<sup>rd</sup> day of September, 2016.

Mark J. Steingass  
Mark J. Steingass

Judy L. Steingass by  
Mark J. Steingass her attorney in fact  
Judy L. Steingass, by her power of attorney, Mark J. Steingass

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 23 day of September, 2016 by Mark J. Steingass for himself and as power of attorney for Judy L. Steingass.

WITNESS my hand and official seal.

Justin P. Stroup  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: April 10, 2018