



# **WARRANTY DEED**

**Harry E. Washut, Jr.**, a married man dealing in his sole and separate property, Grantor, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **\*The Piney & Cruse Creek Ditch Company**, a Wyoming corporation, Grantee, whose address is c/o John Kane, 312 Meade Creek Road, Sheridan Wyoming 82801, the following described real estate, situate in the County of Sheridan, and State of Wyoming, to-wit:

A tract of land in the S1/2, Section 8, T. 53 N., R. 83 W. of the 6<sup>th</sup> P.M., Sheridan County Wyoming.

See Attached **Exhibit A** (Legal Description) and **Exhibit B** (Map of Survey).

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

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

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 14 day of January, 2019.

**Harry E. Washut, Jr.**

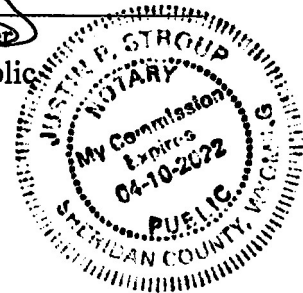
STATE OF WYOMING     )  
   ) ss.  
 County of Sheridan     )

The foregoing instrument was acknowledged before me this 14 day of January, 2019 by **Harry E. Washut, Jr.**, Grantor.

WITNESS my hand and official seal.

Signature of Notary Public  
 Rank and Title: Notary Public

My Commission expires: 4/10/22.





**EXHIBIT "A"**

**A tract of land located in the S½, Section 8, T53 N, R83 W, of the 6th P.M., Sheridan County, Wyoming and more particularly described as follows:**

**Beginning at a "Cap PE/LS 4364", S19°51'41"E a distance of 196.01 feet from the Northeast corner of that certain tract of land described in Book 562, Page 360 of Deeds (also noted as Lot 2, Steingass Lot Split, Record of Survey #145), recorded in the office of the Sheridan County Clerk, said Northeast corner monumented with an unmarked AI cap; thence along the Easterly boundary of said tract of land described in Book 562, Page 360, S26°25'36"E a distance of 42.95 feet; thence continuing along said Easterly boundary, S00°22'58"E a distance of 75.01 feet; thence along said Easterly boundary, S16°32'24"W a distance of 71.75 feet; thence along said easterly boundary, S31°57'14"W a distance of 59.35 feet; thence along said easterly boundary, S37°42'02"W a distance of 37.23 feet; thence along said easterly boundary, S68°53'56"W a distance of 38.95 feet; thence along said easterly boundary, S41°18'54"W a distance of 88.62 feet to a "cap PE/LS 4364" said "cap" lying N86°53'06"E a distance of 19.12 feet from an angle point on the south line of that certain tract of land described in Book 551, Page 543 of Deeds (also noted as Lot 1, Steingass Lot Split, Record of Survey #145), said angle point monumented with an unmarked AI cap; thence along the easterly line of said tract of land described in Book 551, Page 543, N46°29'40"W a distance of 73.55 feet to a "cap PE/LS 4364"; thence N23°09'51"E a distance of 188.18 feet to a "cap PE/LS 4364"; thence N47°20'33" E a distance of 175.62 feet to the point of beginning. Said "cap PE/LS 4364" are 2" diameter AI caps atop #5 rebar stamped PE/LS 4364.**

**NO. 2019-747573 WARRANTY DEED**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801

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 BOOK: 578 PAGE: 621 FEES: \$18.00 MFP WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

