



2021-768873 5/6/2021 4:02 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

The Hutton Ranch, a Wyoming Limited Partnership, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Kyle R. Johnson and Andrea N. Johnson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 412 Lower PRAIRIE Dog Rd, 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hand(s) this 6 day of May, 2021.

The Hutton Ranch, a Wyoming Limited Partnership

By: Craig Hutton
Title: General Partner

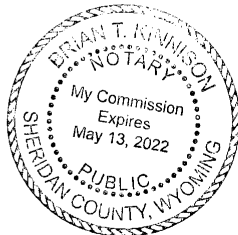
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 6 day of May, 2021, by Craig Hutton, as General Partner of The Hutton Ranch, a Wyoming Limited Partnership.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22





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EXHIBIT "A"

TRACT 1

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N½SW¼) OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER (C¼) CORNER OF SAID SECTION 8; THENCE S 00°21'02" E, 656.40 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 8, TO THE POINT OF BEGINNING; THENCE S 00°21'02" E, 670.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N½SW¼) OF SAID SECTION 8; THENCE N 89°56'56" W, 1729.90 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED BY BOOK 578, PAGE 357; THENCE N 33°39'19" E, 804.42 FEET ALONG SAID SOUTHEAST LINE; THENCE S 89°56'56" E, 1280.00 FEET ALONG SAID SOUTHEAST LINE TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAY OF PRAIRIE DOG ROAD AND OTHER PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, COVENANTS, CONDITIONS AND CONVEYANCES

TRACT 2

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S½) OF SECTION 8 TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER (C¼) CORNER OF SAID SECTION 8; THENCE S 00°21'02" E, 656.40 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE S 00°21'02" E, 670.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N½SW¼) OF SAID SECTION 8; THENCE N 89°56'56" W, 1867.08 FEET ALONG SAID SOUTH LINE; THENCE S 17°30'38" W, 380.10 FEET ALONG THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 578, PAGE 357 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 84°47'18" E, 257.49 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 532, PAGE 680 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 89°56'00" E, 1727.09 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 532, PAGE 680 TO THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 532, PAGE 680; THENCE S 00°21'02" E, 202.86 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 532, PAGE 680; THENCE S 89°29'24" W, 234.86 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED BY BOOK 532, PAGE 680; THENCE S 00°20'12" E, 209.19 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 532, PAGE 680; THENCE N 89°36'44" E, 234.91 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED BY BOOK 532, PAGE 680; THENCE S 00°21'02" E, 510.28 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 532, PAGE 680; THENCE S 00°21'02" E, 64.12 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER (SE¼), TO THE SOUTH LINE OF SECTION 8; THENCE N 89°39'08" E, 2613.47 FEET ALONG THE SOUTH LINE OF SECTION 8 TO THE SOUTHEAST CORNER SAID SECTION 8; THENCE N 46°55'58" W, 1810.72 FEET; THENCE N 60° 16'10" W, 1500.30 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAY OF PRAIRIE DOG ROAD AND OTHER PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, COVENANTS, CONDITIONS AND CONVEYANCES

TRACT 3

THAT PORTION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN LYING NORTHEAST OF A LINE THAT BEARS N 46°55'58" W, 1810.72 FEET AND THENCE N 60° 16'10" W, 1500.30 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 8; SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER (C¼) CORNER OF SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE S 00°21'02" E, 656.40 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE¼); THENCE S 60°16'10" E, 1500.30 FEET; THENCE S 46°55'58" E, 1810.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N 00°32'49" E, 2647.12 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO THE EAST QUARTER (E¼) CORNER SAID SECTION 8; THENCE S 89°46'53" W, 2654.93 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE¼) TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAY OF PRAIRIE DOG ROAD AND OTHER PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, COVENANTS, CONDITIONS AND CONVEYANCES

NO. 2021-768873 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801