

**WARRANTY DEED**

Paul S. Wallop and Sandra A. Wallop, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to Paul S. Wallop and Sandra A. Wallop, as trustees, and their successors in trust, of The Paul S. and Sandra A. Wallop Trust, dated May 29, 2014, as amended, whose address is P.O. Box 11, Big Horn, Wyoming 82833, Grantees, the following-described real property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

**See Exhibits "A" and "B", attached hereto and by reference incorporated herein.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging, including all appurtenant water and water rights, ditches and ditch rights, reservoirs and reservoir rights.

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

The Grantees hold this property as trustees of The Paul S. and Sandra A. Wallop Trust, dated May 29, 2014, as amended. The settlors of the trust are Paul S. Wallop, a/k/a Paul Stebbins Wallop, and Sandra A. Wallop, a/k/a Sandra Ann Wallop, who have unrestricted power to amend or revoke the terms of said trust.

Wyo. Stat. §§ 4-10-402(c) and (d) (2015) shall apply to this trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 22<sup>nd</sup> day of July, 2016.

**GRANTORS:**

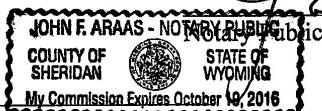
Paul S. Wallop  
Paul S. Wallop

Sandra A. Wallop  
Sandra A. Wallop

STATE OF WYOMING     )  
                                      : ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by Paul S. Wallop and Sandra A. Wallop this 22<sup>nd</sup> day of July, 2016.

Witness my hand and official seal.



My Commission Expires:

**EXHIBIT "A"**  
**TO WARRANTY DEED,**  
**DATED JULY \_\_\_\_\_, 2016**

**GRANTORS:** Paul S. Wallop and Sandra A. Wallop, husband and wife

**GRANTEES:** Paul S. Wallop and Sandra A. Wallop, as trustees, and their successors in trust, of The Paul S. and Sandra A. Wallop Trust, dated May 29, 2014, as amended

**LEGAL DESCRIPTION:**

A tract of land situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northeast corner of said Section 30, thence S45°58'05"W, 4186.32 feet to the **POINT OF BEGINNING** of said tract; thence N15°30'26"E, 480.54 feet to a point; thence N56°17'09"W, 263.27 feet to a point; thence N31°02'27"E, 1278.77 feet to a point; thence S64°43'19"E, 930.63 feet to a point; thence S20°23'30"W, 1715.08 feet to a point; thence N69°43'50"W, 866.45 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 40.49 acres of land, more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

TOGETHER with the easement described and shown on the attached **Exhibit "B"**.

**EXHIBIT "B"**  
**TO WARRANTY DEED,**  
**DATED JULY 22, 2016**

**GRANTORS:** Paul S. Wallop and Sandra A. Wallop, husband and wife

**GRANTEES:** Paul S. Wallop and Sandra A. Wallop, as trustees, and their successors  
in trust, of The Paul S. and Sandra A. Wallop Trust, dated May 29,  
2014, as amended

**LEGAL DESCRIPTION:**

That portion of an access easement described in Book 352 of Deeds, Page 556, being thirty (30) feet wide, lying fifteen (15) feet each side of the centerline of an existing access road situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the centerline of said easement described in Book 352 of Deeds, Page 556, being more particularly described as follows:

Commencing at the southwest corner of said Section 30; thence N12°45'24"E, 4896.43 feet to the **POINT OF BEGINNING** of the herein described easement, said point lying on the centerline of the Little Goose Canyon Road (AKA County Road No. 77); thence S32°15'48"E, 54.40 feet along said existing access road centerline to a point; thence S43°57'38"E, 59.80 feet along said centerline to a point; thence S73°28'59"E, 192.78 feet along said centerline to a point; thence N89°46'54"E, 123.17 feet along said centerline to a point; thence S81°21'16"E, 458.80 feet along said centerline to a point; thence S61°12'43"E, 77.01 feet along said centerline to a point; thence S37°25'12"E, 63.93 feet along said centerline to a point; thence S17°03'57"E, 323.34 feet along said centerline to a point; thence S06°21'07"E, 94.42 feet along said centerline to a point; thence S07°09'59"W, 120.85 feet along said centerline to a point; thence S18°31'22"W, 317.43 feet along said centerline to a point; thence S11°55'54"W, 96.47 feet along said centerline to a point; thence S09°55'15"E, 200.12 feet along said centerline to a point; thence S19°19'32"W, 27.63 feet along the centerline of said access easement to the **POINT OF TERMINUS** of said easement described in Book 352 of Deeds, Page 556, said point being N30°52'36"E, 3861.08 feet from the southwest corner of said Section 30.

Lengthening or shortening the side line of said easement to intersect said boundary lines.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

An access easement thirty (30) feet wide, being fifteen (15) feet each side of the following described centerline of an existing access road situated in Section 30, Township 54



North, Range 84 West, 6th P.M., Sheridan County, Wyoming,  
as shown on **EXHIBIT "B"**, attached hereto and by this  
reference made a part hereof; said centerline being more  
particularly described as follows:

Commencing at the southwest corner of said Section  
30; thence N30°52'36"E, 3861.08 feet to the **POINT OF  
BEGINNING** of said easement, said point lying on the  
centerline of an existing access easement described in Book  
352 of Deeds, Page 556; thence, leaving said access easement  
described in Book 352 of Deeds, Page 556, N74°50'04"E,  
25.42 feet along said centerline to a point; thence  
N55°40'34"E, 31.89 feet along said centerline to a point;  
thence N45°27'33"E, 424.21 feet along said centerline to a  
point; thence N63°30'42"E, 113.29 feet along said centerline  
to a point; thence N52°52'47"E, 89.06 feet along said  
centerline to a point; thence N60°34'51"E, 157.19 feet along  
said centerline to the **POINT OF TERMINUS** of said  
easement, said point being N34°42'23"E, 4643.75 feet from  
said southwest corner of Section 30.

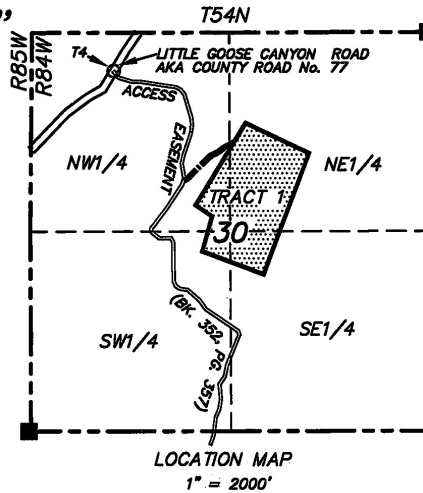
Lengthening or shortening the side line of said easement to  
intersect said boundary lines.

Basis of Bearings is the Wyoming Coordinate System NAD  
1983, East Central Zone.

# EXHIBIT "B"

## LEGEND

- FOUND/SET 3-1/4" ALUMINUM CAP PER PLS 5369
- FOUND/SET 2" ALUMINUM CAP PER PLS 2615
- NOTHING FOUND/SET
- TRACT LINE
- - - SECTION LINE/DEED LINE
- - - INTERIOR SECTION LINE
- - - - - CENTERLINE PROPOSED 30' WIDE ACCESS EASEMENT



## TRACT 1 ±40.49 ACRES

### FROM THE NE CORNER OF SECTION 30 TIE TABLE

LINE	BEARING	LENGTH
T1	S45°58'05"W	4186.32'

### FROM THE SW CORNER OF SECTION 30 TIE TABLE

LINE	BEARING	LENGTH
T2	N30°52'36"E	3861.08'
T3	N34°42'23"E	4643.75'
T4	N12°45'24"E	4896.43'

### CENTERLINE 30' WIDE ACCESS EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	N74°50'04"E	25.42'
L2	N55°40'34"E	31.89'
L3	S45°27'33"W	424.21'
L4	S63°30'42"W	113.29'
L5	S52°52'47"W	89.06'
L6	S60°34'51"W	157.19'



2016-728433 7/26/2016 3:11 PM PAGE: 5 OF 5  
BOOK: 561 PAGE: 225 FEES: \$24.00 AO WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

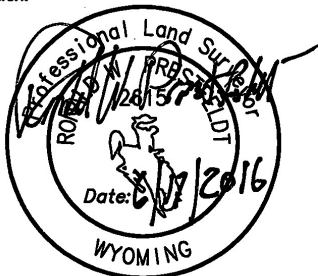
## NO. 2016-728433 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
YONKEE & TONER P O BOX 6288  
SHERIDAN WY 82801

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, A DULY REGISTERED LAND SURVEYOR IN THE  
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS  
THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT  
SUPERVISION.



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SCALE: 1"=400'

BASIS OF BEARINGS IS  
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE  
NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811

## EXHIBIT "B"

CLIENT: WALLOP FAMILY LIMITED PARTNERSHIP  
P.O. BOX 603, SHERIDAN, WY. 82801

LOCATION: PORTION OF SECTION 30, T54N,  
R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

**R** PRESTFELDT  
SURVEYING

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

JN: 93015  
DF: 93015CLUBA  
TAB: EXH B  
JUNE 17, 2016

"PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"