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BOOK: 584 PAGE: 465 FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Stephen Russell Bond and Carolyn Jane Bond, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, **Aaron C. Kaffrey and Megan M. Jaeger, as joint tenants with right of survivorship**, whose address is 2368 W. Louck St Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of 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 West half of the Northwest quarter (W1/2NW1/4) of Section 33, T56N, R84W of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the South right of way line of State Highway No. 1701, said point being 819.6 feet West of and 357 feet, more or less, South of where the East line of the NW1/4NW1/4 of said Section 33 crosses the center line of said State Highway; thence S72°15'W, 480 feet to a point on the South line of said State Highway; thence S0°24'W, 230 feet to a point in Big Goose Creek; thence N64°22'E, 202 feet to a point in Big Goose Creek; thence N43°45'E, 400 feet, more or less, to the point of beginning (purported to contain 1.53 acres, more or less).

EXCEPTING THEREFROM that portion of the above described land conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded May 20, 1981 in Book 257 of Deeds, Pages 356 and 357.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 our hands this 22nd day of Nov., 2019.


Stephen Russell Bond


Carolyn Jane Bond

State of Wyoming

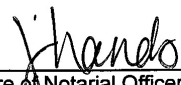
County of Sheridan

The foregoing instrument was acknowledged before me by Stephen Russell Bond and Carolyn Jane Bond, this 22 day of November, 2019.

Witness my hand and official seal.



6-18-23



Signature of Notarial Officer
Title: Notary Public