



2023-784509 3/13/2023 10:38 AM PAGE: 1 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Larissa Ann McCalla, as Trustee of the McCalla Living Trust, dated July 25, 2006, Grantor, whose address is 540 Ulm Road, Wyarno, WY 82845 for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby CONVEY AND WARRANT to Larissa Ann McCalla, as Trustee of the Larissa Ann McCalla Living Trust dated December 13, 2022 and any amendments thereto, Grantee, whose address is 540 Ulm Road, Wyarno, WY 82845, the following described real property situate in the County of Sheridan, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See EXHIBIT "A" attached hereto.

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of sight and/or record.

Dated this 13<sup>th</sup> day of December, 2022.

Larissa Ann McCalla, as Trustee of the McCalla Living Trust, dated July 25, 2006, Grantor



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sonoma )

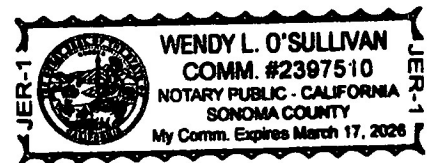
On December 13<sup>th</sup> 2022 before me, Wendy L. O'Sullivan, Notary Public (here insert name and title of the officer), personally appeared Larissa Ann McCalla, as Trustee of the McCalla Living Trust, dated July 25, 2006, Grantor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



**EXHIBIT "A"**

A tract of ground located in the NW¼ and the NW¼NE¼ Section 13, T55N, R82W, 6th PM, Sheridan County, Wyoming and more particularly described as follows:

Being all that part of the NW¼ and NW¼NE¼ of said Section 13 lying Southwest of the centerline of the Sheridan-Ulm-Clearmont Road, Beginning at the Northwest corner of said Section 13, said point marked by an existing aluminum cap marked RLS 2608 2003; Thence along the North line of said Section 13 N89°43'26"E a distance of 1950.57' to a point in the center of the Sheridan-Ulm-Clearmont road; Thence along said centerline S42°45'34"E a distance of 1012.84' to the P.C. of a curve turning to the left with an arc length of 346.30', with a radius of 2585.00', with a chord bearing of S46°35'50"E, with a chord length of 346.04' to the P.T. of said curve; Thence along said centerline S50°26'06"E a distance of 523.79' to a point on the South line of the NW¼NE¼ of said Section 13; Thence along the South line of the NW¼NE¼ of said Section 13 S89°53'05"W a distance of 621.76' to the CN 1/16 of said Section 13, set an aluminum cap marked RLS 5300 2006 at said point; Thence along the West line of the SW¼NE¼ of said Section 13 S01°04'45"E a distance of 1320.92' to the Center ¼ of said Section 13, set an aluminum cap marked RLS 5300 2006 at said point; Thence along the South line of the NW¼ of said Section 13 N89°55'55"W a distance of 2634.28' to the West ¼ of said Section 13, said point being marked by an existing aluminum cap marked RLS 2608 2003; Thence along the West line of said Section 13 N01°21'29"W a distance of 2625.24' to the point of Beginning. EXCEPTING THEREFROM any right, title, and/or interest Burling Northern Santa Fe Railroad may have in the above described land.

**NO. 2023-784509 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
MAJORS LAW FIRM PC P O BOX 2922  
JACKSON WY 83001