



WARRANTY DEED

ALEXANDRA K. OAKES, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **TIMOTHY A. LAWSON and DOREEN McC. LAWSON**, husband and wife as tenants by the entireties with right of survivorship (herein referred to as "Grantees"), whose address is P. O. Box 477, Rockport, ME 04856, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Parcels A, B and C which are described on Exhibit "A" attached hereto, and also a non-exclusive easement for ingress and egress and utilities 40 feet in width which is also described on Exhibit "A".

TOGETHER WITH all water and water rights, and all improvements, if any, located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 26 day of November, 2014.

Alexandra K. Oakes
 Alexandra K. Oakes

STATE OF WYOMING)
 : ss.
 County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 26th day of November, 2014, by Alexandra



Witness my hand and official seal.

Timothy A. Lawson
 Notary Public

My Commission expires: March 4, 2017



EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: Alexandra K. Oakes

Re: Quitclaim Deeds to Tim Lawson (Tract 3)

March 6, 2015

Parcel A

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 56 North, Range 86 West, 6th P.M., Sheridan County, Wyoming (See Record of Survey filed in Drawer A of Plats, No. 339 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming); said tract of land being more particularly described as follows:

BEGINNING at the east quarter corner of said Section 36 (Witnessed by a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6594, N01°25'05"W a distance of 75.00 feet); thence S01°25'05"E, 447.07 feet along the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 36 to a point; thence N87°26'04"W, 287.11 feet to a point lying on a north south fence line; thence N00°09'59"W, 532.91 feet along said fence line to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence N83°31'04"E, 275.84 feet to a point, said point lying on said east line of SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 36; thence S01°25'05"E, 130.01 feet along said east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 36 to the **POINT OF BEGINNING** of said tract.

Said tract contains 3.58 acres of land, more or less.

ALSO,

Parcel B

A tract of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming (See Record of Survey filed in Drawer A of Plats, No. 339 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming); said tract of land being more particularly described as follows:

BEGINNING at the west quarter corner of said Section 31 (Witnessed N01°25'05"W, 75.00 feet with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N01°25'05"W, 130.01 feet along the west line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ to a point; thence N83°27'06"E, 607.31 feet to a point; thence N86°36'32"E, 618.87 feet to a point; thence S02°13'08"E, 185.24 feet to a point; thence S68°00'33"E, 223.12 feet to a point, said point being the northwest corner of a tract of land described in Book 465 of Deeds, Page 678; thence S27°13'14"E, 223.58 feet along the west line of said tract described in Book



465 of Deeds, Page 678 to a point; thence S56°02'26"E, 489.77 feet along the west line of said tract described in Book 465 of Deeds, Page 678 to a point; thence N89°17'49"W, 865.71 feet to a point; thence N87°26'04"W, 1064.83 feet to a point, said point lying on the west line of said N½SW¼; thence N01°25'05"W, 447.07 feet along said west line of said N½SW¼ to the **POINT OF BEGINNING** of said tract.

Said tract contains 23.16 acres of land, more or less.

ALSO,

Parcel C

A tract of land situated in the NE¼SW¼ and SE¼NW¼ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming (See Record of Survey filed in drawer A of plats, No. 339 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming); said tract of land being more particularly described as follows:

Commencing at the west quarter corner of said Section 31 (Witnessed N01°25'05"W, 75.00 feet with a ¾" Aluminum Cap per PLS 2615); thence S88°41'14"E, 1432.35 feet to the **POINT OF BEGINNING** of said tract, said point being the northwest corner of a tract of land described in Book 465 of Deeds, Page 678; thence S27°13'14"E, 223.58 feet along the west line of said tract described in Book 465 of Deeds, Page 678 to a point; thence S56°02'26"E, 489.77 feet along the west line of said tract described in Book 465 of Deeds, Page 678 to a point; thence S89°17'49"E, 109.88 feet to a point; thence N88°51'47"E, 357.10 feet to a point; thence N02°35'06"E, 299.90 feet to a point, said point lying on the north line of said tract described in Book 465 of Deeds, Page 678; thence N72°48'51"W, 305.05 feet along said north line of said tract described in Book 465 of Deeds, Page 678 to a point; thence N00°56'57"E, 168.68 feet along said north line of said tract described in Book 465 of Deeds, Page 678 to a point; thence N87°55'54"W, 511.84 feet along said north line of said tract described in Book 465 of Deeds, Page 678 to a point; thence S59°43'43"W, 218.59 feet said north line of said tract described in Book 465 of Deeds, Page 678 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9.12 acres of land, more or less.

ALSO INCLUDING an access and utility easement forty (40) feet wide, being twenty (20) feet each side of the following described centerline situated in the NW¼SE¼ and the NE¼SW¼ of Section 31, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 31 (Monumented with a 3¼" Aluminum Cap per PLS 6594); thence S72°48'53"W, 2109.27 feet to the **POINT OF BEGINNING** of said easement, said point lying on the centerline of an easement (60' wide) described in Book 430 of Deeds, Page 275; thence N82°23'15"W, 307.43 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the left, having a central angle of 33°20'33", a radius of 150.00 feet, an arc length of 87.29 feet, a chord bearing of S80°56'28"W, and a chord length of 86.06 feet to a point; thence S64°16'12"W, 138.41 feet along said centerline to a point; thence S68°34'45"W, 147.12 feet along said centerline to a point; thence, along said centerline through a non-tangent curve to the right, having a central angle of 116°32'51", a radius of 65.00 feet, an arc length of 132.22 feet, a chord bearing of N53°08'49"W, and a chord length of 110.57 feet to a point; thence N05°07'36"E, 199.22 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being N77°36'30"E, 2338.96 feet from said west quarter corner of Section 31 (Witnessed by a 3¼" Aluminum Cap per PLS 6594, N01°25'05"W a distance of 75.00 feet).

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

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

NO. 2015-718066 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801