



CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is made to unify and consolidate the Grantor's legal description. The land described herein is depicted as Tract 3 in a Record of Survey that was recorded in the office of the Sheridan County Clerk and Recorder on March 11, 2015, in Drawer A of Plats, No. 339.

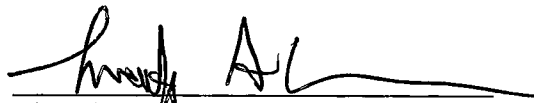
TIMOTHY A. LAWSON and DOREEN McC. LAWSON, husband and wife, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to **TIMOTHY A. LAWSON and DOREEN McC. LAWSON**, husband and wife as tenants by the 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:

Tract 3 depicted on the Record of Survey recorded in the office of the Sheridan County Clerk and Recorder, which is more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference, and also a 40 wide easement for access and utilities, which is also described on Exhibit "A".

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

Dated this 7th day of March, 2015.


Timothy A. Lawson


Doreen McC. Lawson



STATE OF Maine)
 : ss.
County of Knox)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 7th day of March, 2015, by Timothy A. Lawson and Doreen McC. Lawson, husband and wife.

WITNESS my hand and official seal.

Frank David Plummer
Notary Public

My Commission expires: 11/24/15

Frank David Plummer
Notary Public, Maine
Commission Expires Nov. 24, 2015

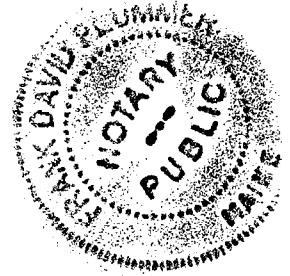




EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: Tim Lawson

Re: Tract 3: Corrective Warranty Deed
March 6, 2015

A tract of land situated in the S½NW¼ and N½SW¼ of Section 31, Township 56 North, Range 85 West; SE¼NE¼, and NE¼SE¼ 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:

Commencing at the east quarter corner of said Section 36 (Witnessed N01°25'05"E, 75.00 feet with a ¾" Aluminum Cap per PLS 6594); thence S01°25'05"E, 447.07 feet to the **POINT OF BEGINNING** of said tract, said point lying on the east line of said NE¼SE¼ of Section 36; ; thence N87°26'04"W, 287.11 feet to a point, said point lying on a fence line; thence N00°09'59"W, 532.91 feet along said fence line to a point; thence N00°00'13"W, 1208.15 feet along said fence line to a point; thence S89°40'24"E, 245.05 feet along said fence line to a point, said point lying on the east line of said SE¼NE¼, Section 36; thence S89°40'24"E, 1478.06 feet along said fence line to a point; thence S00°35'31"W, 1330.05 feet to a point, said point lying on the south line of tract of land described in Book 426 of Deeds, Page 448; thence N59°43'43"E, 218.59 feet along said south line of said tract described in Book 426 of Deeds, Page 448 to a point; thence S87°55'54"E, 511.84 feet along said south line of said tract to a point; thence S00°56'57"W, 168.68 feet along said south line to a point; thence S72°48'51"E, 305.05 feet along said south line to a point; thence S02°35'06"W, 299.90 feet to a point; thence S88°51'47"W, 357.10 feet to a point; thence N89°17'49"W, 975.59 feet to a point; thence N87°26'04"W, 1064.83 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 81.02 acres of land, more or less.

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

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. 2015-718069 CORRECTED DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801