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BOOK: 567 PAGE: 417 FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Tanner B. Shatto and Lindsey A. Shatto, 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, **Ace Hancock and Regina Hancock, husband and wife, as tenants by the entirety**, whose address is PO. Box 16813
Sheridan WY 82802 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:

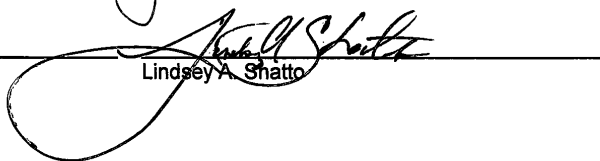
SEE EXHIBIT "A" ATTACHED HERETO

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 21 day of June, 2017.


Tanner B. Shatto



Lindsey A. Shatto

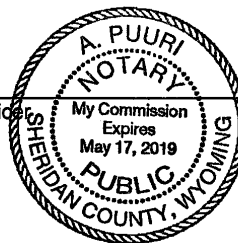
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Tanner B. Shatto and Lindsey A. Shatto, this 21 day of June, 2017.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public



My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W1/2SW1/4 of Section 1; E1/2SE1/4 of Section 2, Township 55 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being commonly known as Tract 7 of Wildcat Run, an unofficial subdivision and being more particularly described as follows:

Commencing at the northwest corner of said Section 1 (monumented with a 3 1/4" aluminum cap per PLS 2608); thence S21°46'29"E, 2853.41 feet to the POINT OF BEGINNING of said tract; thence S15°58'49"E, 334.29 feet to a point; thence S23°49'34"W, 1216.73 feet to a point, said point lying on the centerline of a sixty (60) foot wide roadway and utility easement; thence S64°22'04"W, 88.13 feet along said centerline of a sixty (60) foot wide roadway and utility easement to a point; thence S53°32'30"W, 181.77 feet along said centerline of a sixty (60) foot wide roadway and utility easement to a point; thence S75°39'45"W, 77.16 feet along said centerline of a sixty (60) foot wide roadway and utility easement to a point; thence S52°50'18"W, 176.47 feet along said centerline of a sixty (60) foot wide roadway and utility easement to a point, said point lying on the centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement; thence N54°54'01"W, 211.32 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence N36°52'48"W, 790.22 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence N39°10'24"W, 550.79 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence N74°01'11"E, 1909.36 feet to the POINT OF BEGINNING of said tract (said tract purported to contain 40.58 acres of land, more or less).

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