



2022-780000 7/11/2022 8:10 AM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Aspen Acquisition Group, LLC, GRANTOR, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Thomas G. Bailey and Tina M. Bailey, husband and wife, as tenants by the entirety, whose address is 7 Alpenaflow Ln. Story, WY 82842 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 NW1/4SW1/4 of Section 8, Township 53 North, Range 83 West of the 6th Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point which lies West 30.00 feet of and North 230.7 feet of the southeast corner of said NW1/4SW1/4; thence West, 248.75 feet; thence N71°15'W, 158.58 feet; thence North, 75.80 feet; thence S87°05'E, 265.00 feet; thence South, 103.30 feet; thence East, 134.25 feet; thence South, 10.00 feet to the point of beginning.

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 my hand this <sup>7th</sup> 8th day of July, 2022.

ASPEN ACQUISITION GROUP, LLC

By: Julian Johnson, Member

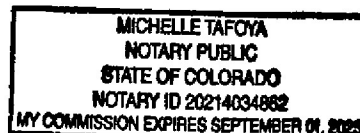
Colorado  
State of Wyoming  
Boulder  
County of Sheridan

The foregoing instrument was acknowledged before me this <sup>7th</sup> day of July, 2022, by Julian Johnson as Member of Aspen Acquisition Group, LLC.

Witness my hand and official seal.

Michelle Tafoya  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: Sept. 01, 2025



**NO. 2022-780000 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801