



## WARRANTY DEED

John Arens, a married person dealing in his sole and separate property, GRANTOR, of Hennepin County, State of Minnesota, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Brandon Ray Heller, dealing in his sole and separate property**, whose address is 11 Fish Hatchery, Banner, WY 82832, 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:

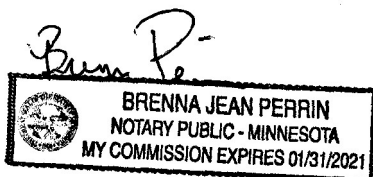
A tract of land being the South One Hundred and Fifty (150) feet of Lot Twenty-Six (26), Block Two (2), Town of Lodore, Sheridan County, Wyoming as recorded in Drawer L of Subdivisions, Plat Number 7 in the office of the County Clerk of Sheridan County, Wyoming.

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 3rd day of October, 2019.

  
John Arens





2019-753477 10/21/2019 3:57 PM PAGE: 2 OF 2  
BOOK: 583 PAGE: 765 FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

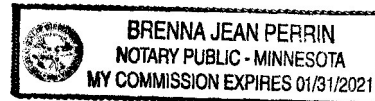
STATE OF Minnesota )  
COUNTY OF Chicago )ss

3rd The foregoing instrument was subscribed and sworn to before me by John Arens this  
day of October, 2019.

Witness my hand and official seal.

Brenna Perrin  
Notary Public

My Commission Expires: 1/31/21



**NO. 2019-753477 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That **John Arens**, a married person dealing in his sole and separate property, Grantor, of the County of Pennington, State of Minnesota; in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor, receipt whereof is hereby acknowledged, for Grantor and Grantor's heirs, executors, administrators and personal representatives does remise, release, convey and forever quitclaim unto **Brandon Ray Heller, dealing in his sole and separate property**, Grantee, whose address is 11 Fish Hatchery, Banner, WY 82832, all such right, title, interest, property, possession, claim and demand, including any after-acquired title as Grantor has or ought to have, in or to all the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

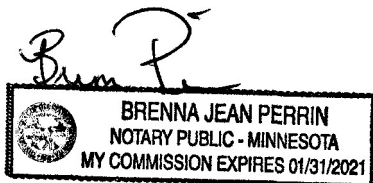
ALL OF THE GRANTORS INTEREST IN AND TO:

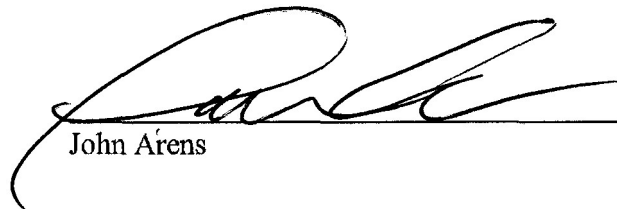
SEE ATTACHED EXHIBIT "A"

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said Grantee and Grantee's heirs and assigns, to his and their own proper use and behoof forever. So that neither Grantor nor any other person in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

DATED this 3rd day of October, 2019.



  
John Arens



2019-753478 10/21/2019 3:58 PM PAGE: 2 OF 3  
BOOK: 583 PAGE: 767 FEES: \$18.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

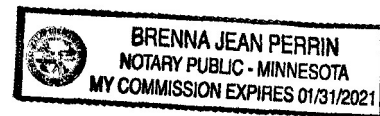
STATE OF Minnesota )  
 ) ss  
County of Chicago )

The foregoing instrument was acknowledged before me by John Arens this 3rd day  
of October, 2019.

WITNESS my hand and official seal.

Brenna Perrin  
Notary Public

My Commission Expires: 1/31/2021





**2019-753478** 10/21/2019 3:58 PM PAGE: 3 OF 3  
BOOK: 583 PAGE: 768 FEES: \$18.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### EXHIBIT 'A'

The Westerly One-Half (1/2) of the South One Hundred and Fifty (150) feet of the Vacated County Road being Thirty-Seven and One-Half (37.5) feet wide lying adjacent to the South One Hundred and Fifty (150) feet of Lot Twenty-Six (26), Block Two (2), Town of Lodore, as recorded in Drawer L of Subdivisions, Plat Number 7 in the office of the County Clerk of Sheridan County, Wyoming.

Said tract contains 5,625 square feet of land, more or less.

**RESERVING** a Twenty (20) foot wide by One Hundred and Fifty (150) foot long strip, for the purpose of **Ingress and Egress** lying adjacent to the northerly right-of-way line of Fish Hatchery Road and westerly of the centerline of the Vacated County Road to the Town of Lodore, Sheridan County, Wyoming. **BENEFITING** Lot Twenty-Four (24), Lot Twenty-Five (25), and Lot Twenty-Six (26), Block Two (2), Town of Lodore, and the Westerly One-Half (1/2) of the Vacated County Road being Thirty-Seven and One-Half (37.5) feet wide lying adjacent to Lot Twenty-Six (26), Block Two (2), Town of Lodore, *Excepting* the South One Hundred and Fifty (150) feet of Lot Twenty-Six (26), Block Two (2), Town of Lodore, and *that portion* of the south of the South One Hundred and Fifty (150) feet of the Westerly One-Half (1/2) of the Vacated County Road being Thirty-Seven and One-Half (37.5) feet wide lying adjacent to Lot Twenty-Six (26), Block Two (2), Town of Lodore, Sheridan County, Wyoming.

**NO. 2019-753478 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That **John Arens, a married person dealing in his sole and separate property**, Grantor, of the County of Hennepin, State of Minnesota, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor, receipt whereof is hereby acknowledged, for Grantor and Grantor's heirs, executors, administrators and personal representatives does remise, release, convey and forever quitclaim unto **Brandon Ray Heller, dealing in his sole and separate property**, Grantee, whose address is 11 Fish Hatchery, Banner, WY 82832, all such right, title, interest, property, possession, claim and demand, including any after-acquired title as Grantor ~~has or ought to have~~ in or to all the following-described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

ALL OF THE GRANTORS INTEREST IN AND TO:

SEE ATTACHED EXHIBIT "A"

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said Grantee and Grantee's heirs and assigns, to his and their own proper use and behoof forever. So that neither Grantor nor any other person in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

DATED this 22nd day of April, 2020.

  
John Arens



STATE OF MINNESOTA )  
County of Anoka ) ss

The foregoing instrument was acknowledged before me by John Arens this 22 day  
of April, 2020.

WITNESS my hand and official seal.



Timmy L. Hayft-Fields  
Notary Public

My Commission Expires:

Jan 31, 2022



**EXHIBIT "A"**

A Twenty (20) foot wide by One Hundred and Fifty (150) foot long strip, for the purpose of Ingress and Egress lying adjacent to the northerly right-of-way line of Fish Hatchery Road and westerly of the centerline of the Vacated County Road to the Town of Lodore, Sheridan County, Wyoming. **BENEFITING** Lot Twenty-Four (24), Lot Twenty-Five (25), and Lot Twenty-Six (26), Block Two (2), Town of Lodore, and the Westerly One-Half (1/2) of the Vacated County Road being Thirty-Seven and One-Half (37.5) feet wide lying adjacent to Lot Twenty-Six (26), Block Two (2), Town of Lodore, **Excepting** the South One Hundred and Fifty (150) feet of Lot Twenty-Six (26), Block Two (2), Town of Lodore, and that portion of the south of the South One Hundred and Fifty (150) feet of the Westerly One-Half (1/2) of the Vacated County Road being Thirty-Seven and One-Half (37.5) feet wide lying adjacent to Lot Twenty-Six (26), Block Two (2), Town of Lodore, Sheridan County, Wyoming.

**NO. 2020-757849 QUITCLAIM DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
KINNAIRD LAW OFFICE P O BOX 627  
SHERIDAN WY 82801



**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Harry Washut, a married person dealing in his sole and separate property**, Grantor, of the County of Sheridan, State of Wyoming, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor, receipt whereof is hereby acknowledged, for Grantor and Grantor's heirs, executors, administrators and personal representatives does remise, release, convey and forever quitclaim unto **Brandon Ray Heller, dealing in his sole and separate property**, Grantee, whose address is 11 Fish Hatchery, Banner, WY 82832, all such right, title, interest, property, possession, claim and demand, including any after-acquired title as Grantor has or ought to have, in or to all the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

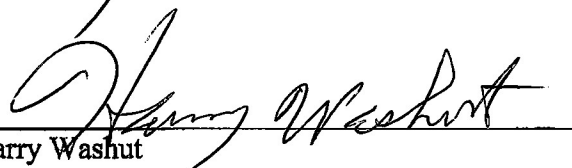
ALL OF THE GRANTORS INTEREST IN AND TO:

**The South One Hundred Fifty (150) feet of the Westerly One-Half (½) of the vacated County Road being Thirty-Seven and One-Half (37.5) feet wide lying East and adjacent to Lot Twenty-Six (26), Block Two (2), Town of Lodore, Sheridan County, Wyoming, as recorded in Drawer L of Subdivisions, Plat Number 7, and as set forth in Resolution 19-06-013 recorded June 4, 2019, in Book 581, Page 72 and Corrected Resolution 19-06-013 recorded October 15, 2019, in Book 583, Page 644.**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said Grantee and Grantee's heirs and assigns, to his and their own proper use and behoof forever. So that neither Grantor nor any other person in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

DATED this 13 day of January, 202<sup>2</sup>.

  
Harry Washut



**2022-776002** 1/27/2022 4:11 PM PAGE: 2 OF 2  
FEES: \$15.00 SM QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING     )  
                                      ) ss  
County of Sheridan     )

The foregoing instrument was acknowledged before me by Harry Washut this 18<sup>th</sup>  
day of JANUARY, 2021<sup>2</sup>

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/29/23

