2020-759700 6/30/2020 4:17 PM PAGE: 1 OF 2
FEES: $15.00 HLM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Joshua Schuster and Kathleen Schuster, husband and wife, GRANTORS, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Christopher L. Hansen and Sara M. Hansen, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 104 N. Park Rd. Sheridan WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

See EXHIBIT "A" attached hereto;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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/our hand(s) this 30 day of June, 2020.

Joshua Schuster

Kathleen Schuster

STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 30th day of June, 2020 by Joshua Schuster.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

BRIAN T. KINNISON NOTARY PUBLIC My Commission Expires May 13, 2022 SHERIDAN COUNTY, WYOMING

STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 30th day of June, 2020 by Kathleen Schuster.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

BRIAN T. KINNISON NOTARY PUBLIC My Commission Expires May 13, 2022 SHERIDAN COUNTY, WYOMING

EXHIBIT "A"

North Rim Ranchettes Tract 13

A Parcel of land known as Tract 13 that is located in the Southwest quarter (SW¼) of Section 26, Township 57 North, Range 84 West, Sixth Principal Meridian, Sheridan County, Wyoming being more particularly described as follows:

Beginning at a point, said point being S17°07'03"E, 339.02 feet from the West quarter corner of said Section 26, said point also lying on the Southerly line of tract of land recorded in Book 532 Pages 81-84; thence continuing along said Southerly line S65°36'13"E, 179.07 feet to a point; thence continuing along said Southerly line S79°05'25"E, 253.59 feet to a point; thence continuing along said Southerly line S62°22'56"E, 726.90 feet to a point; thence continuing along said Southerly line S30°49'23"E, 497.02 feet to a point; thence continuing along said Southerly line S66°39'27"E, 219.00 feet to a point; thence leaving said Southerly line S01°33'31"E, 685.16 feet; thence N89°57'33"W, 570.68 feet; thence N59°20'31"W, 605.26 feet; thence N29°39'17"W, 300.09 feet; thence N11°42'19"W, 345.33 feet; thence N58°59'19"W, 260.07 feet; thence N00°12'24"E, 615.48 feet to the point of beginning.