



2021-768577 4/27/2021 3:32 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

G. Joan Lund, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Charles Stockton Hill, a single person, GRANTEE whose address is 745 Absaraka St. 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:

A tract of land situated in the E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 56 North, Range 84 West of the 6th Principal Meridian, County of Sheridan, State of Wyoming, described as follows, to-wit;

Beginning at a point 1100 feet South of the North line of said SW $\frac{1}{4}$ and 775.5 feet West of the West line of the Sheridan Gardens Addition to the City of Sheridan, Wyoming, thence West on a line parallel with the North line of said SW $\frac{1}{4}$, a distance of 429 feet; thence South along a line parallel with the West line of said Addition, a distance of 225.5 feet; thence East along the North line of Absaraka Street extended, of said Addition, a distance of 429 feet; thence North on a line parallel with the West line of said Sheridan Gardens Addition, a distance of 225.5 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to Philip R. Barker and Bonnie M. Barker by Warranty deed recorded July 8, 1957 in Book 111, Page 357.

EXCEPTING THEREFROM that certain parcel of land conveyed to Philip R. Barker and Bonnie M. Barker by Warranty Deed recorded July 8, 1957 in Book 111, Page 358.

EXCEPTING THEREFROM that certain parcel of land conveyed to Philip R. Barker and Bonnie M. Barker by Warranty Deed recorded October 29, 1957 in Book 113, Page 470.

EXCEPTING THEREFROM that certain parcel of land conveyed to Ronald K. Moss and Joan E. Moss by Warranty Deed recorded April 20, 1964 in Book 145, Page 331.

EXCEPTING THEREFROM that certain parcel of land conveyed to Ronald K. Moss and Joan E. Moss by Warranty Deed recorded April 16, 1971 in Book 181, Page 252.

EXCEPTING THEREFROM that certain parcel of land conveyed to Bonnie M. Barker by Warranty Deed recorded September 14, 1976 in Book 217, Page 236.

EXCEPTING THEREFROM that certain parcel of land conveyed to Mark D. Lund by Warranty Deed recorded June 28, 1977 in Book 222, Page 579.

EXCEPTING THEREFROM that certain parcel of land conveyed to Edna M. Schwabauer by Warranty Deed recorded January 4, 1979 in Book 237, Page 152.



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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 hand this 26 day of April, 2021.

G. Joan Lund by Mark D. Lund Attorney in Fact
G. Joan Lund by her Attorney in Fact Mark
D. Lund

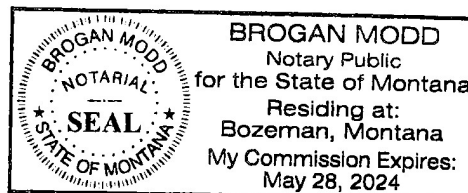
STATE OF Montana
COUNTY OF Gallatin ss.

This instrument was acknowledged before me on the 26 day of April, 2021 by
Mark D. Lund as Attorney in Fact for G. Joan Lund.

WITNESS my hand and official seal.

Brogan Modd
Signature of Notarial Officer
Title: Notary Public

My Commission expires: May 28 2024



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801