



WARRANTY DEED

Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998, GRANTOR, of Sheridan County, State of Wyoming, 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 Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998, GRANTEE, whose address is PO Box 7190, 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, to-wit:

Tract 1, as described in LEGAL DESCRIPTION EXHIBIT "A", attached hereto and made a part hereof;

TOGETHER WITH the improvements thereon and appurtenances thereto;

SUBJECT TO easements, rights-of-way, agreements, covenants, restrictions and reservations filed of record.

This Warranty Deed is executed by Grantor pursuant to WYO. STAT. §18-5-303(a)(viii) as a boundary line adjustment.

WITNESS my hand this 10 day of November, 2016.

Taylor F. Crosby

Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998

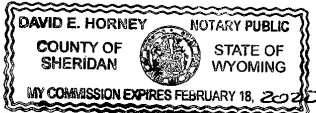
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The above and foregoing WARRANTY DEED was acknowledged before me by Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998 on this 10 day of November, 2016.

WITNESS my hand and official seal.

David E. Horney
Notary Public

My commission expires:



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Taylor Field Crosby, Trustee
September 15, 2016

Re: Tract 1; 5 Acre Tract (Boundary Line Adjustment) "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel".

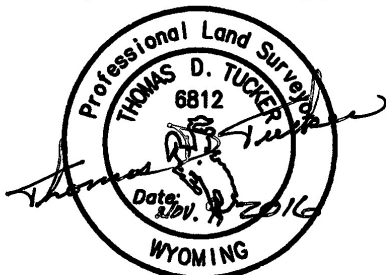
A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16 and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the west quarter corner of said Section 16 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N88°58'36"E, 281.10 feet along the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 16 to the **POINT OF BEGINNING** of said tract, said point being the southwest corner of a tract of land described in Book 467 of Deeds, Page 350, Parcel 1; thence N53°00'24"W, 354.71 feet along the northeasterly right-of-way line of a forty (40) foot wide road (AKA Bar 13 Road) to a point, said point lying on the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 17 and being N00°35'31"W, 218.47 feet from said west quarter corner of said Section 16; thence, continue N53°00'24"W, 110.29 feet along said northeasterly right-of-way line of a forty (40) foot wide road (AKA Bar 13 Road) to a point; thence N36°59'36"E, 305.00 feet to a point; thence S68°57'23"E, 145.00 feet to a point; thence S12°06'00"E, 105.00 feet to a point, said point lying on the centerline of Kemp Creek; thence S73°00'47"E, 35.22 feet along said centerline of Kemp Creek to a point; thence S45°46'59"E, 25.57 feet along said centerline to a point; thence S83°38'16"E, 36.13 feet along said centerline to a point; thence N81°37'24"E, 76.97 feet along said centerline to a point; thence S63°50'44"E, 45.81 feet along said centerline to a point; thence S32°19'11"E, 24.72 feet along said centerline to a point; thence S80°01'44"E, 45.58 feet along said centerline to a point; thence S15°14'40"E, 28.18 feet along said centerline to a point; thence S30°12'53"E, 54.44 feet along said centerline to a point; thence S03°50'10"W, 17.57 feet along said centerline to a point; thence S55°23'50"E, 55.06 feet along said centerline to a point; thence S89°53'35"E, 35.59 feet along said centerline to a point; thence S79°00'41"E, 22.72 feet along said centerline to a point; thence S35°50'42"E, 30.40 feet along said centerline to a point; thence S84°50'27"E, 24.04 feet along said centerline of Kemp Creek to a point; thence S24°43'25"E, 36.43 feet to a point, said point lying on the east line of said tract described in Book 467 of Deeds, Page 350, Parcel 1; thence S31°01'32"W, 122.50 feet along said east line of said tract described in Book 467 of Deeds, Page 350, Parcel 1 to a point, said point being the southeast corner of said tract described in Book 467 of Deeds, Page 350, Parcel 1; thence S88°58'36"W, 363.50 feet along the south line of said tract described in Book 467 of Deeds, Page 350, Parcel 1 to the **POINT OF BEGINNING** of said tract.

Said tract contains 5.00 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.
See Record of Survey for Boundary Line Adjustment recorded in drawer "A".

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

WARRANTY DEED

Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998, GRANTOR, of Sheridan County, State of Wyoming, 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 Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998, GRANTEE, whose address is PO Box 7190, 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, to-wit:

Tract 2, as described in LEGAL DESCRIPTION EXHIBIT "A" attached hereto and made a part hereof;

TOGETHER WITH the improvements thereon and appurtenances thereto;

SUBJECT TO easements, rights-of-way, agreements, covenants, restrictions and reservations filed of record.

This Warranty Deed is executed by Grantor pursuant to WYO. STAT. §18-5-303(a)(viii) as a boundary line adjustment.

WITNESS my hand this 10 day of November, 2016.

Taylor F. Crosby
Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998

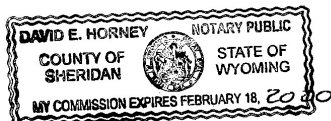
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The above and foregoing WARRANTY DEED was acknowledged before me by Taylor Field Crosby, Trustee of the Taylor Field Crosby Revocable trust dated July 17, 1998 on this 10 day of November, 2016.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires:





LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Taylor Field Crosby, Trustee

November 9, 2016

Re: Tract 2; 64 Acre Tract (Boundary Line Adjustment) "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel".

A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 16, S $\frac{1}{2}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 17, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the east quarter corner of said Section 17 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence S89°34'09"W, 2313.60 feet along the south line of said S $\frac{1}{2}$ NE $\frac{1}{4}$, Section 17 to a point, said point being the southwest corner of a tract of land described in Book 467 of Deeds, Page 350, Parcel 2, and lying on the centerline of Brinton Road (AKA County Road No. 103); thence N36°03'01"E, 217.70 feet along the west line of said tract described in Book 467 of Deeds, Page 350, Parcel 2 to a point; thence N15°38'01"E, 480.51 feet along said west line of said tract described in Book 467 of Deeds, Page 350, Parcel 2 to a point, said point lying on said centerline of Brinton Road (AKA County Road No. 103); thence, thirty five (35) feet east of and parallel to the easterly line of Vacated Meadowbrook Acres Subdivision through a non-tangent curve to the right, having a central angle of 06°28'38", a radius of 1187.30 feet, an arc length of 134.22 feet, a chord bearing of N13°23'57"E, and a chord length of 134.15 feet to a point; thence N16°37'47"E, 839.30 feet, thirty five (35) feet east of and parallel to said easterly line of Vacated Meadowbrook Acres Subdivision along said centerline of Brinton Road (AKA County Road No. 103) to a point, said point being southwest corner of a tract of land described in Book 481 of Deeds, Page 36; thence S60°47'22"E, 230.01 feet along the south line of said tract described in Book 481 of Deeds, Page 36 to a point; thence S29°37'22"E, 424.57 feet along said south line of said tract described in Book 481 of Deeds, Page 36 and the south line of a tract of land described in Book 473 of Deeds, Page 226 to a point; thence S62°06'56"E, 952.43 feet along the south line of said tract described in Book 473 of Deeds, Page 226 to a point; thence N67°35'14"E, 1052.85 feet along the south line of said tract described in Book 473 of Deeds, Page 226 to a point, said point being the southeast corner of said tract described in Book 473 of Deeds, Page 226, said point also being the southwest corner of a tract of land described in Book 346 of Deeds, Page 177 to a point; thence S81°27'34"E, 76.40 feet along the south line of said tract described in Book 346 of Deeds, Page 177 to a point; thence S83°44'34"E, 302.60 feet along said south line of said tract described in Book 346 of Deeds, Page 177 to a point; thence N54°53'26"E, 269.15 feet along the south line of said tract described in Book 346 of Deeds, Page 177 to a point; thence S83°29'34"E, 269.65 feet along said south line of said tract described in Book 346 of Deeds, Page 177 to a point, said point being the northeast corner of said tract described in Book 467 of Deeds, Page 350, Parcel 2; thence S31°01'32"W, 757.29 feet along the east line of said tract described in Book 467 of Deeds, Page 350, Parcel 2 to a point, said point being the northeast corner of a tract of land described in Book 467 of Deeds, Page 350, Parcel 1; thence, continue S31°01'32"W, 402.80 feet along the east line of said tract of land described in Book 467 of Deeds, Page 350, Parcel 1 to a point; thence N24°43'25"W, 36.43 feet to a point, said point lying on the centerline of Kemp Creek; thence N84°50'27"W, 24.04 feet along said centerline of Kemp Creek to a point; thence N35°50'42"W, 30.40 feet along said centerline to a point; thence N79°00'41"W, 22.72 feet along said centerline to a point; thence N89°53'35"W, 35.59 feet along said centerline to a point; thence N55°23'50"W, 55.06 feet along said centerline to a point; thence N03°50'10"E, 17.57 feet along said centerline to a point; thence N30°12'53"W, 54.44 feet along said centerline to a point; thence N15°14'40"W, 28.18 feet along said centerline to a point; thence N80°01'44"W, 45.58

feet along said centerline to a point; thence N32°19'11"W, 24.72 feet along said centerline to a point; thence N63°50'44"W, 45.81 feet along said centerline to a point; thence S81°37'24"W, 76.97 feet along said centerline to a point; thence N83°38'16"W, 36.13 feet along said centerline to a point; thence N45°46'59"W, 25.57 feet along said centerline to a point; thence N73°00'47"W, 35.22 feet along said centerline to a point; thence N12°06'00"W, 105.00 feet to a point; thence N68°57'23"W, 145.00 feet to a point; thence S36°59'36"W, 305.00 feet to a point, said point lying on the northeasterly right-of-way line of a forty (40) foot wide road (AKA Bar 13 Road); thence S53°00'24"E, 110.29 feet along said northeasterly right-of-way line of a forty (40) foot wide road (AKA Bar 13 Road) to a point, said point lying on the east line of said S½NE¼, Section 17 and being N00°35'31"W, 218.47 feet from said east quarter corner of said Section 17; thence, continue S53°00'24"E, 354.71 feet along said northeasterly right-of-way line of a forty (40) foot wide road (AKA Bar 13 Road) to a point, said point lying on the south line of said S½NW¼, Section 16; thence S88°58'36"W, 281.10 feet along said south line of said S½NW¼, Section 16 to the **POINT OF BEGINNING** of said tract.

Said tract contains 64.08 acres of land, more or less.

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

See Record of Survey for Boundary Line Adjustment recorded in drawer "A".

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

NO. 2016-730869 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801