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BOOK: 540 PAGE: 193 FEES: \$11.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Kenneth A. Anderson, Trustee, and his successors in Trust, of the Kenneth A. Anderson Revocable Trust, dated October 24, 2000, 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 Lars Christer Johansson and Gina M. Johansson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 8724 Great Oak Way Fair Oaks CA 95628, 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 and incorporated herein by reference;

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 25th day of April, 2013.

Kenneth A. Anderson Revocable Trust
Dated October 24, 2000

Kenneth A. Anderson
Kenneth A. Anderson, Trustee

STATE OF Wy
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 25 day of April, 2013 by Kenneth A. Anderson, Trustee, of the Kenneth A. Anderson Revocable Trust, dated October 24, 2000.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-14





EXHIBIT "A"

A tract of land situated in the S½SE¼ of Section 28, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on a Record of Survey filed in Drawer A of Plats, No. 431 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 28 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N45°29'29"W, 1833.13 feet to the POINT OF BEGINNING of said tract, said point being the northeast corner of a tract of land described in Book 445 of Deeds, Page 564; thence S88°50'35"W, 239.89 feet along the north line of said tract described in Book 445 of Deeds, Page 564 to a point, said point being the northwest corner of said tract described in Book 445 of Deeds, Page 564; thence S01°01'18"E, 167.92 feet along the west line of said tract described in Book 445, Page 564 to a point, said point being the southwest corner of said tract described in Book 445, Page 564; thence S81°48'57"E, 243.36 feet along the southerly line of said tract described in Book 445, Page 564 to a point, said point being the southeast corner of said tract described in Book 445, Page 564; thence N01°06'55"W, 207.42 feet to the POINT OF BEGINNING of said tract.

Together with an access easement being a strip of land thirty (30) feet wide when measured at right angles, situated in the SE½SE¼ of Section 28, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on a Record of Survey filed in Drawer "A" of plats, Number "431", County Clerk's Office, Sheridan County Courthouse; the southerly line of said strip being more particularly described as follows:

BEGINNING at the northeast corner of Lot 3, Cross Creek Estates Subdivision to Sheridan County (Monumented with a 2" Aluminum Cap per PLS 2615); thence N50°30'37"W, 121.40 feet along said southerly line of said strip and the northerly line of said Lot 3 to a point, said point (Monumented with a 2" Aluminum Cap per PLS 2615); thence N49°52'05"W, 382.22 feet along said southerly line of said strip to a point; thence N83°32'17"W, 8.31 feet along said southerly line of said strip to the POINT OF TERMINUS of said strip, said point being the southeast corner of a tract of land described in Book 445 of Deeds, Page 564 (Monumented with a 1" Plastic Cap per PLS 2615), and being N50°24'44"W, 1691.11 feet from the southeast corner of said Section 28 (Monumented with a 3¼" Aluminum Cap per PLS 6812). Lengthening or shortening the side line of said easement to intersect boundary lines.