

# WARRANTY DEED

**Erle J. Simpson**, a married person dealing in his sole and separate property, grantor, of Sheridan County, Wyoming, CONVEYS and WARRANTS TO **Robert D. Stanley and Genevieve L. Stanley**, husband and wife, and **Wyatt A. Stanley**, a single person, all as joint tenants with rights of survivorship, grantees, the following described real estate situate in Sheridan County, Wyoming, to-wit:

A tract of land located within the Southeast Quarter of the northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ) and within the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 18, Township 53 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows: Beginning at a point on the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , said point being located N0°04'27"E, 414.78 feet from the southeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence S86°55'16"E, 638.80 feet; thence S22°25'55"W, 1042.12 feet; thence S88°01'13"E, 806.91 feet to a point on the westerly line of Sheridan County Road No. 145 (Wagon Box Road); thence along said westerly line N20°18'37"E, 337.92 feet; thence continuing along said westerly line N29°53'15"E, 250.16 feet; thence continuing along said westerly line N21°21'58"E, 117.63 feet to a point on the east line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence along said east line N0°01'37"W, 1039.53 feet to the south boundary of an 11.65 acre tract; thence along said south boundary the following bearings and distances; S88°30'24"W, 396.59 feet; thence S43°17'48"W, 235.54 feet; thence S79°09'14"W, 173.47 feet; thence N19°00'09"W, 15.36 feet; thence S87°43'50"W, 80.65 feet; thence S57°03'23"W, 84.20 feet; thence S1°47'03"W, 67.57 feet; thence N77°26'11"W, 261.34 feet; thence N1°37'40"W, 270.70 feet; thence S73°51'11"W, 179.37 feet to a point on the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence along said west line S0°04'27"W, 613.14 feet to the point of beginning.

EXCEPTING THEREFROM that certain tract of land described in Warranty Deed to **Kenneth W. Balkenbush** and **Wendy W. Balkenbush** dated March 21, 2008 and recorded March 24, 2008 in Book 494, Page 264.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming. Grantor makes this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

14

Grantees' address is PO Box 343

Story, Wyo. 82842.

WITNESS my hand this 19 day of March 2010.

Erle J. Simpson  
Erle J. Simpson

STATE OF WYOMING )  
                                  : SS  
COUNTY OF SHERIDAN )

Erle J. Simpson acknowledged this instrument before me on  
3-19, 2010.

(Seal)

[Signature]  
NOTARY PUBLIC

[My Commission Expires: 5-13-10 ]

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