

2017-733185 3/1/2017 2:19 PM PAGE: 1 OF 1 BOOK: 565 PAGE: 261 FEES: \$12.00 SM WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Samuel Lambert Widener, 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 Lambert Properties, LLC, a Wyoming limited liability company, GRANTEE, whose address is <u>PO Box 621, Sheridan</u>, WY 32801 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 NW4SE4 of Section 17, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

BEGINNING at the northeast corner of said NW4/SE1/4; thence S00°01'34"E, 1322.63 feet along the east line of said NW4SE4 to a point, said point being the southeast corner of said NW4SE4; thence S89°59'37"W, 1312.67 feet along the south line of said NW4SE14 to a point, said point lying on the east line of a tract of land described in Book 351 of Deeds, Page 192; thence N00°18'22"W, 1323.55 feet along the east line of said tract to the northeast corner of said tract; thence S89°58'01"E, 1319.14 feet along the north line of said NW4SE4 to the POINT OF BEGINNING of said tract;

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 24 day of February, 2017.	
	Staht.
	Samuel Lambert Widener
STATE OF <u>Colorado</u> )	
)ss. COUNTY OF <u>Denver</u> )	
This instrument was acknowledged before me on the 24 day of February, 2017 by Samuel Lambert Widener.	
WITNESS my hand and official seal.	
	Signature of Notarial Officer Title: Notary Public
	Title: Notary Public
My Commission expires: May 17 20 40	

JOSHUA PINKHAM NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164018908 My Commission Expires May 17, 2020

NO. 2017-733185 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK FIRST NORTHERN BANK OF WYOMING P O BOX 400 **BUFFALO WY 82834**