



## WARRANTY DEED

**David Michael Dewey, GRANTOR**, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEES, Nathan C. Winterland and Shauna L. Winterland, husband and wife**, whose address is PO Box 7381, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**See Exhibit A attached hereto**

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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.

Dated this 10 day of March, 2022.

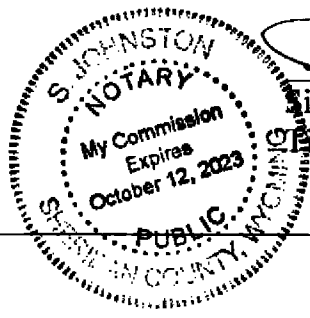
  
 \_\_\_\_\_  
 David Michael Dewey

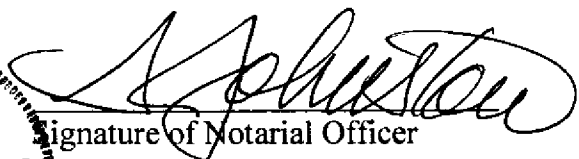
State of WYOMING        )  
                                   )ss  
 County of Sheridan        )

The foregoing instrument was acknowledged before me by David Michael Dewey this 10<sup>th</sup> day of March, 2022.

Witness my hand and official seal.

My Commission Expires \_\_\_\_\_



  
 \_\_\_\_\_  
 Title: Notary Public



**2022-777125** 3/18/2022 10:07 AM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### **EXHIBIT A – Legal Description**

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 5, Township 57 North, Range 83 West as shown as “BLA Tract” on that certain Record of Survey recorded February 14, 2022 as Suvey A, No. 655, Instrument No. 2022-776450; said tract being more particularly described as follows:

**BEGINNING** at the southwest corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  (monumented with a 3” brass cap per PLS 529);

thence N00°12'41"W, 450.48 feet along the west line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  to a 2” aluminum cap per PLS 5369;

thence N89°34'28"E, 1129.80 feet to the northwest corner of a tract of land described in Book 538 of Deeds, Page 319, said point witnessed by a 2” aluminum cap per PLS 5369 bears N89°34'28"E a distance of 30’;

thence S04°20'57"W, 451.13 feet along the west line of said tract described in Book 538 of Deeds, Page 319 to a point lying on the south line of said Section 5, witnessed by a 2” aluminum cap per PLS 5369 bears S89°31'37"W a distance of 30 feet;

thence S89°31'37"W, 1093.93 feet along said south line to the **POINT OF BEGINNING**.

Said tract contains 11.48 acres of land more or less.

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

Distances are multiplied to surface by the Datum Adjustment Factor of 1.000235.

### **NO. 2022-777125 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801