



2020-756952 4/1/2020 3:51 PM PAGE: 1 OF 2
 FEES: \$15.00 DO WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Excalibur Construction, Inc., a Wyoming corporation, 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 Fred T. Schwerr and Kathryn E. Schwerr, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 100 Early Creek Rd, Ranchester, WY 82839, 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;

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 27th day of March, 2020.

Excalibur Construction, Inc.

Andrew McFaul

By: Andrew McFaul
 Title: PRESIDENT

STATE OF WY
 COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 27th day of March, 2020, by Andrew McFaul, as PRESIDENT of Excalibur Construction, Inc., a Wyoming Corporation.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-13-22



EXHIBIT "A"

A tract of land located in the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ & W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 57 North, Range 85 West of the 6th Principal Meridian, more particularly described as follows:

Commencing at the E $\frac{1}{4}$ corner of Section 7; thence S00°03'00"E along the east line of said Section 7 for a distance of 1327.40 feet; thence S89°32'56"W for a distance of 663.94 feet to the POINT OF BEGINNING; thence continuing S89°32'56"W for a distance of 663.94 feet; thence N00°00'58"E for a distance of 2652.31 feet; thence N89°27'33"E for a distance of 662.55 feet; thence S00°00'51"E for a distance of 2653.33 feet to the POINT OF BEGINNING.

AND

A tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 57 North, Range 85 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of Section 7; thence S00°03'00"E along the east line of said Section 7 for a distance of 1327.40 feet; thence S89°32'56"W for a distance of 663.94 feet; thence N00°00'51"W for a distance of 2653.33 feet; thence N89°27'33"E for a distance of 662.55 feet to a point on the east line of said Section 7; thence S00°02'21"E along the east line of said Section 7 for a distance of 1326.97 feet to the POINT OF BEGINNING.

NO. 2020-756952 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109