

## **CORRECTIVE WARRANTY DEED**

This Corrective Warranty Deed is recorded to correct the notary block on a previous Warranty Deed, recorded as Document #2024-796463 on December 24, 2024 in the Sheridan County Clerk's Office.

GARY DEAN MILLER AND PATTY M. MILLER, husband and wife, of PO Box 56, Gillette, WY 82717-0056 ("Grantors"), for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants unto PATTY M. MILLER, of PO Box 56, Gillette, WY 82717-0056 ("Grantee"), all interest in the following described real estate, situate in Sheridan County, Wyoming, to wit:

### **Parcel A**

A portion of Bridge Street, Town of Dayton, Wyoming, being more particularly described as follows:

Beginning at the southwest corner of Block 2 of the Original Town of Dayton; thence S89°44'00"W, 20.00 feet; thence S00°39'00"E, 100.95 feet to the northerly bank of Tongue River; thence along said northerly bank N55°54'25"E, 22.77 feet to the West line of Block 7 of the Original Town of Dayton, Wyoming; thence N00°39'00"W, 88.27 feet to the point of beginning. Said tract contains 0.04 acres more or less.

### **Parcel B**

A portion of First Avenue, Town of Dayton, Wyoming, being more particularly described as follows:

Beginning at the Southwest corner of Block 2 of the Original Town of Dayton; thence S00°39'00"E, 80.00 feet to the Northwest corner of Block 7; thence along the northerly line of said Block 7, N89°44'00"E, 12.30 feet to the northerly bank of Tongue River; thence along said northerly bank of Tongue River, N55°54'25"E, 11.91 feet; thence N49°47'22"E, 66.70 feet; thence N65°01'58"E, 73.09 feet to the southerly line of said Block 2; thence along said southerly line, S89°44'00"W, 139.37 feet to the point of beginning. Said tract contains 0.12 acres more or less.

### **Parcel C**

All of Block 2; and all that portion of Block 7 lying North of Tongue River, all in the Town of Dayton, Sheridan County, Wyoming.

Said Original Town is located in the NW¼ of the NE¼ of Section 32, Township 57 North, Range 86 West of the Sixth Principal Meridian.

**Parcel D**

A strip of land 20 feet wide and 119.05 feet long located on the East side of Bridge Street adjacent to Block 2 of the original Town of Dayton, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of Block 2 of the original Town of Dayton, thence S 89°44'W along the prolongation of the North line of Block 2 for a distance of 20.00 feet; thence S 0°39'E a distance of 119.05 feet; parallel with the West line of Block 2; thence N 89°44' E a distance of 20.00 feet; thence N 0°39'W a distance of 119.05 feet, more or less, along the west line of Block 2, to the point of beginning.

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

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

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the Property unto Grantee, her successors and assigns forever. Grantors, for themselves, their successors and assigns, do hereby covenant and agree that they shall and will WARRANT and forever defend the above bargained premises in the quiet and peaceable possession of Grantee, her successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantors.

In witness whereof, this instrument has been executed and delivered this 7 day of March, 2025.

**GRANTORS:**

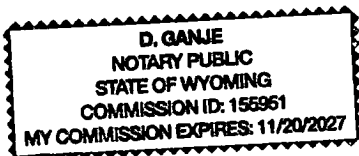
*Gary Dean Miller by  
Patty Marie Miller as  
His Attorney in Fact.*

GARY DEAN MILLER, by Patty Marie Miller as  
His Attorney in Fact

*Patty M. Miller*  
PATTY M. MILLER

STATE OF WYOMING           )  
  ) SS  
COUNTY OF CAMPBELL       )

The above and foregoing *Corrective Warranty Deed* was acknowledged before me by PATTY M. MILLER, also known as Patty Marie Miller, individually and as attorney in fact for GARY DEAN MILLER, on this 7<sup>th</sup> day of March, 2025.

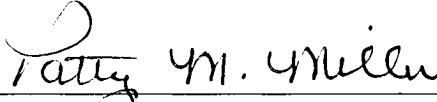


*D. Ganje*  
Notary Public



**ACCEPTANCE OF CORRECTIVE WARRANTY DEED**

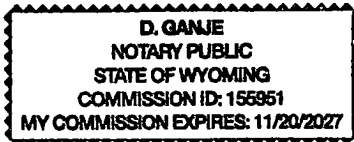
PATTY M. MILLER, Grantee herein, and Grantee in the above-described Warranty Deed recorded December 24, 2024, acknowledges and accepts the corrections contained in this Corrective Warranty Deed.

  
PATTY M. MILLER

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF CAMPBELL )

The foregoing Acceptance of Corrective Warranty Deed was acknowledged before me by PATTY M. MILLER, on this 7<sup>th</sup> day of March, 2025.

Witness my hand and official seal.



  
Notary Public

My Commission Expires: 11/20/2027