

WARRANTY DEED

264

Hjorth Investments, LLC, GRANTOR of Story, Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS TO Carolyn K. Lake, Mark Howard, Karrie Espinoza, and Cindy Romero, as joint tenants with right of survivorship, GRANTEES, whose address is 7 Story Brook Lane, Story, Wyoming 82842, the following-described real estate, situate in Story, 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, to-wit:

See Exhibits "A" & "B" Attached Hereto

SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS,
COVENANTS, AND/OR EASEMENTS OF RECORD.

WITNESS our hands this 9 day of December, 2008.

GRANTOR:

By: *Curly Hjorth*
Member
Hjorth Investments, LLC

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me by
Curly Hjorth, a Member of Hjorth Investments, LLC this 9th
day of December, 2008.

Witness my hand and official seal.

S E A L

By: *Monica J. Espinoza*
Notary Public

My Commission Expires: 7/26/09



628069 WARRANTY DEED
BOOK 502 PAGE 0264
RECORDED 12/10/2008 AT 08:30 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Record Owner: Hjorth Investments, LLC
November 24, 2008

Re: A tract of land being the North forty (40.00) feet of Book 269, Page 185

A tract of land being the north forty (40.00) feet of a tract of land described in Book 495 of Deeds, Page 466, situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northeast corner of said Section 18 (Monumented with a 3" Brass Cap per PLS 102); thence S00°05'06"E, 400.00 feet along the east line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of land described in Book 413 of Deeds, Page 26 and the northeast corner of said tract described in Book 495 of Deeds, Page 466; thence S00°05'06"E, 40.00 feet along said east line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the east line of said tract described in Book 495 of Deeds, Page 466 to a point; thence S89°45'19"W, 169.10 feet to a point, said point lying on the east line of a tract of land described in Book 352 of Deeds, Page 396; thence N00°16'01"W, 40.00 feet along said east line of a tract described in Book 352 of Deeds, Page 396 to a point, said point being the northwest corner of said tract described in Book 495 of Deeds, Page 466 and the southwest corner of said tract described in Book 413 of Deeds, Page 26; thence N89°45'19"E, 169.22 feet along the south line of said tract described in Book 413 of Deeds, Page 26 to the **POINT OF BEGINNING** of said tract.

Said tract contains 6,766 square feet of land, more or less, and is subject to any right-of-way and /or easements, reservations and encumbrances which have been legally acquired

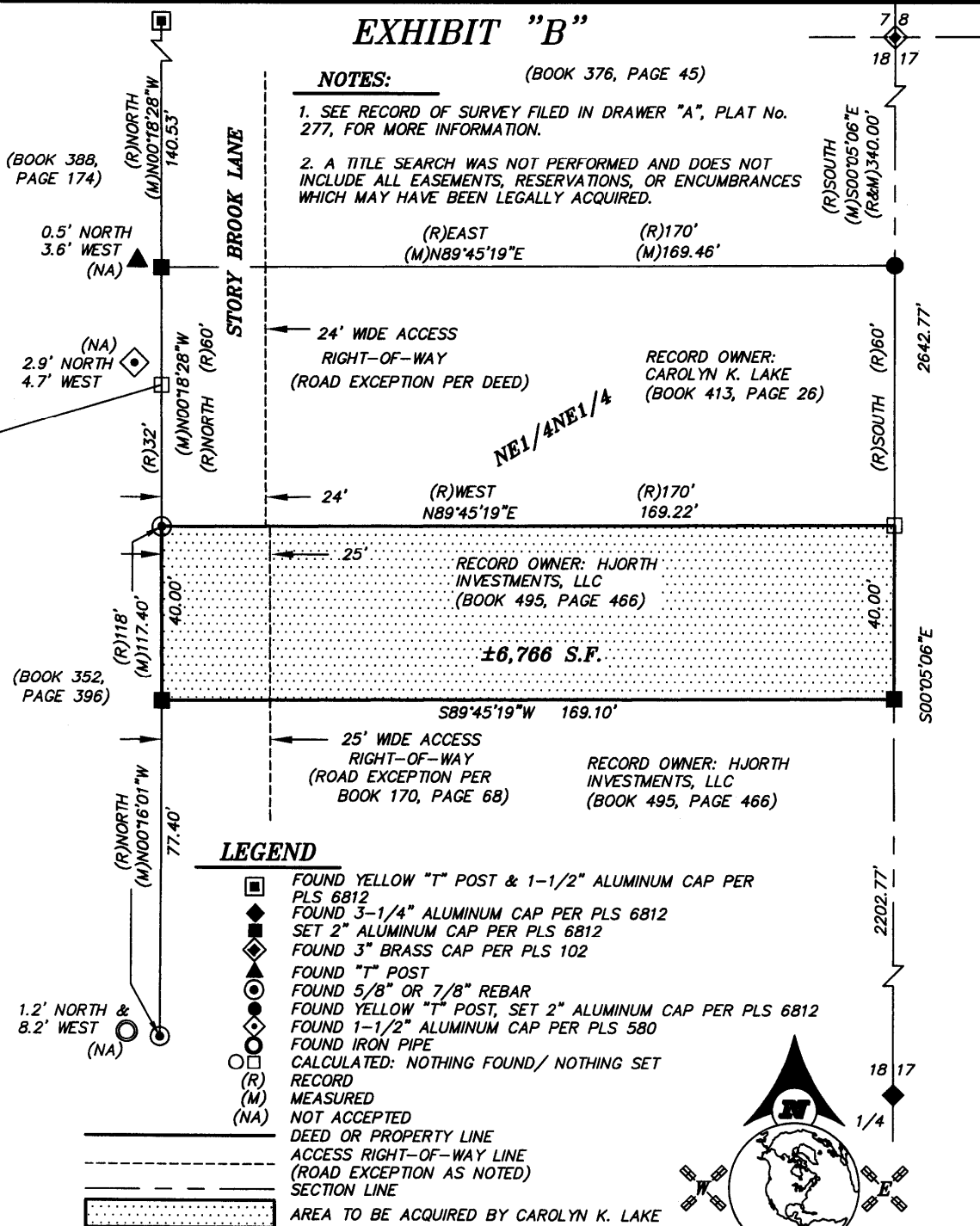
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

265

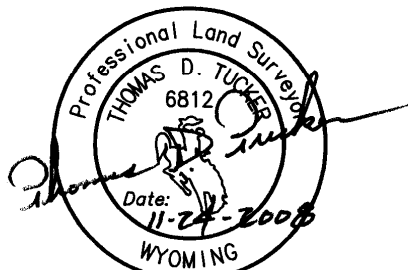
EXHIBIT "B"**NOTES:**

(BOOK 376, PAGE 45)

1. SEE RECORD OF SURVEY FILED IN DRAWER "A", PLAT No. 277, FOR MORE INFORMATION.
2. A TITLE SEARCH WAS NOT PERFORMED AND DOES NOT INCLUDE ALL EASEMENTS, RESERVATIONS, OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED.

**SURVEYOR'S CERTIFICATE**STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

SCALE: 1"=30'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE

EXHIBIT "B"

RECORD OF SURVEY

CLIENT: CAROLYN K. LAKE

LOCATION: NE1/4NE1/4, SECTION 18, TOWNSHIP 53 NORTH,
RANGE 83 WEST, 6TH P.M. SHERIDAN COUNTY, WYOMING.



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 22050
DF: 2002\2002050D
PF: T200010-2008
NOVEMBER 24, 2008

(BOOK 388,
PAGE 174)

(BOOK 376, PAGE 45)

NE1/4NE1/4

(R)SOUTH
(M)S00°05'06"E
(R&M)340.00'

(R)WEST
(M)N89°45'19"E

(R)170'
(M)169.46'

PROPANE
TANK

TRAILER HOUSE

SKID SHED

24' WIDE ACCESS
RIGHT-OF-WAY
(ROAD EXCEPTION PER DEED)

RECORD OWNER:
CAROLYN K. LAKE
(BOOK 413, PAGE 26)

(R)WEST
N89°45'19"E
(R)170'
169.22'

NOTE: ±6,766 S.F. FROM HJORTH
INVESTMENTS, LLC TO CAROLYN K. LAKE

S89°45'19"W 169.10'

25' WIDE ACCESS
RIGHT-OF-WAY
(ROAD EXCEPTION PER
BOOK 170, PAGE 68)

ZONED: RURAL RESIDENTIAL

RECORD OWNER: HJORTH
INVESTMENTS, LLC
(BOOK 495, PAGE 466)

STATE OF WYOMING : 93
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A
WYOMING, DO HEREBY STA
A SURVEY MADE BY ME O

SU

Profes
P

"PLAT IS
ORIGINAL SIGNATURE

2202.77'
18 17
1/4

S00°05'06"E

STORY BROOK LANE

PROPANE
TANK

HOUSE

SHED

267

(BOOK 352,
PAGE 396)

(R)118'
(M)117.40'

(R)NORTH
(M)N00°16'01"W

77.40'

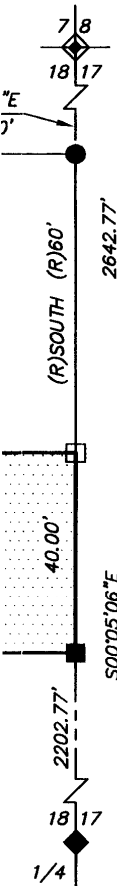
(M)N00°18'28"W
(R)NORTH (R)60'

(R)32'

40.00'

40.00'

25' WIDE ACCESS
RIGHT-OF-WAY (ROAD
EXCEPTION PER BOOK 183
PAGE 446)



SCALE: 1"=30'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE

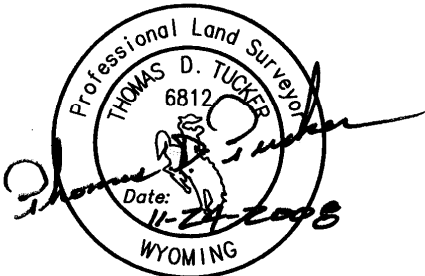
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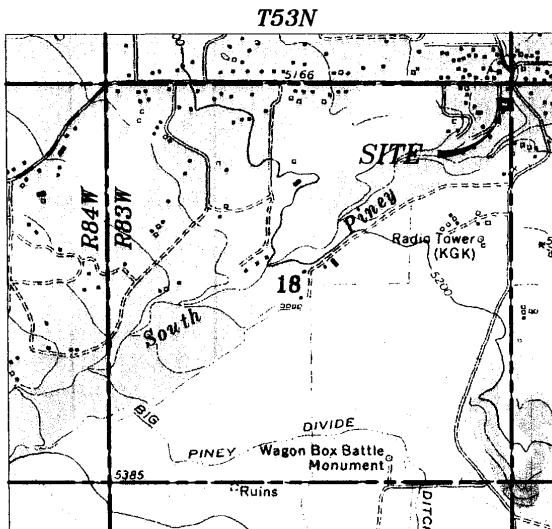
SURVEYOR'S CERTIFICATE

F. WYOMING
OF SHERIDAN :SS

AS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



LOCATION MAP

SCALE: 1"=2000'

LEGEND

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ SET 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3" BRASS CAP PER PLS 102
- FOUND 5/8" OR 7/8" REBAR
- FOUND YELLOW "T" POST/SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND, NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- EB ELECTRIC BOX

- DEED OR PROPERTY LINE
- ACCESS RIGHT-OF-WAY LINE (ROAD EXCEPTION AS NOTED)
- SECTION LINE
- WOODEN FENCE
- EDGE OF GRAVEL SURFACE
- CONCRETE

RECORD OF SURVEY

FOR

BOUNDARY LINE ADJUSTMENT

CLIENT: CAROLYN K. LAKE

LOCATION: NE1/4NE1/4, SECTION 18, TOWNSHIP 53 NORTH,
RANGE 83 WEST, 6TH P.M. SHERIDAN COUNTY, WYOMING.



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