

PERSONAL REPRESENTATIVE'S DEED

CONSTANCE JUNE ROBINSON, the duly appointed, qualified and acting Personal Representative of the ESTATE OF HELEN LUNDY, Sheridan County, Wyoming Probate No. CV 2023-34, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim to **CONSTANCE JUNE ROBINSON**, whose address is 1545 Leopard Street, Sheridan, WY 82801, all of the interest owned by the said estate in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Parcel 1: Previous deed recorded 7/16/1996, Book 380 Deeds, page 571

A tract of land situated in the SW1/4NE1/4 of Section 33, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the North line of Leopard Street, this point being S 1°07'40" E a distance of 124.92 feet and West a distance of 156.8 feet from a monumented position which by Warranty Deed recorded in Book of Deeds No. 206, Page 101, in the Sheridan County Clerk's Office; is 564 feet East of and 518.75 feet South of the Northwest corner of said SW1/4NE1/4; thence East along the North line of Leopard Street for a distance of 20.0 feet; thence leaving said North line of Leopard Street, N 1°07'40" W for a distance of 72.0 feet; thence N 30°28'00" E for a distance of 38.17 feet; thence N 1°07'40" W for a distance of 10.0 feet; thence N 80°19'30" E for a distance of 34.7 feet; thence N 85°16'45" E for a distance of 50.85 feet; thence East for a distance of 206.6 feet; thence N 1°13'10" W for a distance of 353 feet to a point in the center of Big Goose Creek; thence following the center of Big Goose Creek for the following courses and distances; N 69°35' W for a distance of 147 feet; thence N 51°15' W for a distance of 67 feet; thence N 31°10' W for a distance of 85.53 feet; thence leaving said creek centerline; S 89°27' W for a distance of 246.3 feet; thence S 1°13'10" E for a distance of 342.0 feet; thence East for a distance of 175.2 feet; thence S 1°13'10" E for a distance of 150.0 feet; thence West for a distance of 30.0 feet; thence S 1°13'10" E for a distance of 150.0 feet to the point of beginning.

Said tract of land containing 4.49 acres.




Parcel 2: Previous deed recorded 7/18/1996, Book 380 Deeds, page 589

A tract of land situated in the SW1/4 NE1/4 of Section 33, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the North line of Leopard Street, this point being S 1°07'40" E a distance of 124.92 feet from a monumented position which by Warranty Deed recorded in Book of Deeds No. 206, Page 101, in the Sheridan County Clerk's Office; which is 564 feet East of and 518.75 feet South of the Northwest corner of said SW1/4NE1/4; thence West along the North line of Leopard Street for a distance of 136.8 feet; thence leaving said North line of Leopard Street, N 1°07'40" W for a distance of 72.0 feet; thence N 30°28' E for a distance of 38.17 feet; thence N 1°07'40"W for a distance of 10.0 feet; thence N 80°19'30"E for a distance of 34.7 feet; thence N 85°16'45" E for a distance of 50.83 feet; thence East for a distance of 31.73 feet; thence S 1°07'40" E for a distance of 124.92 feet to the point of beginning.

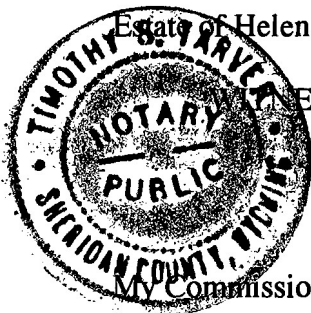
Said tract of land containing .367 acres.

Dated this 14 day of May, 2024.


 Constance June Robinson

STATE OF WYOMING)
 : ss.
 County of Sheridan)

The above and foregoing Personal Representative's Deed was subscribed, sworn to and acknowledged before me this 14th day of May, 2024, by Constance June Robinson, acting in (his/her) capacity as Personal Representative of the Estate of Helen Lundy, Sheridan County, Wyoming Probate No. CV 2023-34.



WITNESS my hand and official seal.


 Notary Public

My Commission expires: March 20, 2025