



2024-793443 7/30/2024 9:20 AM PAGE: 1 OF 3
FEES: \$18.00 PK TRUSTEE DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

TRUSTEES WARRANTY DEED

MARY M. PEARCE, TRUSTEE OF THE MARY M. PEARCE TRUST

DATED October 31, 1997 (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to Pearce Ranch LLC, whose address is P.O. Box 698, Ranchester, Wyoming 82839, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 20; thence N70°26'47"E, 1465.99 feet to the POINT OF BEGINNING, said point lying on the west line of said E $\frac{1}{2}$ SW $\frac{1}{4}$; thence N01°38'40"W, 1301.96 feet along said west line to a point, said point lying on a fence line; thence N01°07'25"W, 966.85 feet along said fence line to a point, said point lying in the centerline of River Road (AKA County Road No. 104); thence N69°09'41 "E, 157.86 feet along said centerline to a point; thence N79°37'07"E, 68.09 feet along said centerline to a point; thence S87°58'25"E, 59.67 feet along said centerline to a point; thence S83°54'51"E, 378.11 feet along said centerline to a point; thence S01°38'40"E, 2304.50 feet to a point, said point lying on a fence line; thence N89°11'53"W, 660.00 feet along said fence line to the POINT OF BEGINNING.

Said tract contains 35.00 acres of land more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone).

ALSO, two (2) tracts of land situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; the first such tract being more particularly described as follows:

Commencing at the southwest corner of said Section 20; thence N25°39'24"E, 3060.49 feet to the POINT OF BEGINNING, said point lying in the centerline of River Road (AKA County Road No. 104); thence S69°09'41 "W, 9.31 feet along said centerline to a point, said point lying on the west line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ thence S01°38'40"E, 963.75 feet along said west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and west line of said E $\frac{1}{2}$ SW $\frac{1}{4}$ to a point, said point lying on a fence line; thence N01°07'25"W, 966.85 feet along said

fence line to the POINT OF BEGINNING.

Said tract contains 0.10 acres of land more or less.

The second such tract is described as follows:

Commencing at the southwest corner of said Section 20; thence N70°26'47"E, 1465.99 feet to a point, said point lying on the west line of said E½SW¼, thence N01°38'40"W, 1301.96 feet along said west line of E½SW¼ to a point, said point lying on a fence line and being the POINT OF BEGINNING, thence S01°38'40"E, 1301.96 feet along said west line of E½SW¼ to a point, thence S89°11'53"E, 13 feet to a point on the same fence line, thence northwesterly following said existing fence to the point of beginning.

Said tract contains 0.19 acres of land more or less.

SUBJECT TO, an easement for irrigation purposes, including the right to construct and maintain an irrigation pipeline which was previously reserved by Grantors' predecessor in title.

Basis of Bearings is Wyoming State Plane (East Central Zone).

RESERVING UNTO GRANTOR, GRANTORS SUCCESSORS AND ASSIGNS a right-of-way and utility easement situated in the SE¼NW¼, and the E½SW¼ of Section 20, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming; said right-of-way and utility easement being more particularly described as follows:

Commencing at the west quarter corner of said Section 20 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence N89°20'09"E, 1387.34 feet along the north line of the NW¼SW¼ to the **POINT OF BEGINNING** of said right-of-way and utility easement, said point being the northwest corner of said E½SW¼ and lying on the east line of Lot 2, Ostheimer Minor Subdivision (Monumented with a 2" Aluminum Cap per PLS 6812); thence N01°41'38"W, 56.53 feet along the west line of said SE¼NW¼, and said east line of said Lot 2, Ostheimer Minor Subdivision to a point, said point being the northeast corner of said Lot 2, Ostheimer Minor Subdivision, and lying on the southerly right-of-way line of River Road (AKA County Road No. 104); thence N69°12'52"E, 31.75 feet along said southerly right-of-way line of River Road (AKA County Road No. 104) to a point; thence S01°41'33"E, 67.46 feet to a point, said point lying on the south line of said SE¼NW¼; thence S01°29'57"E, 1720.00 feet, thirty (30.0) feet east of and parallel to the west line of said E½SW¼ to a point; thence S25°14'12"E, 98.00 feet to a point; thence



S04°19'06"W, 111.00 feet to a point; thence N77°25'22"W, 60.00 feet to a point, said point lying on said west line of said E½SW¼ (Monumented with a 2" Aluminum Cap per PLS 6812); thence N01°29'57"W, 1236.08 feet along said west line of said E½SW¼ to a point, said point being the southeast corner of said Lot 2, Ostheimer Minor Subdivision (Monumented with a 1½" Aluminum Cap per PLS 2615); thence, continue N01°29'57"W, 669.91 feet along said west line of said E½SW¼ and said east line of said Lot 2, Ostheimer Minor Subdivision to the **POINT OF BEGINNING** of said right-of-way and utility easement.

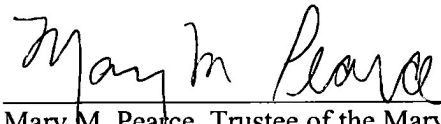
Said right-of-way and utility easement contains 1.48 acres of land, more or less.

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

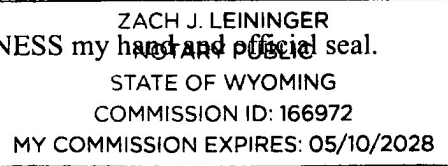
Dated: 7-29-24


Mary M. Pearce, Trustee of the Mary M. Pearce Trust

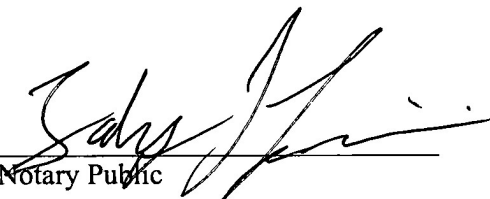
STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Trustees Warranty Deed was subscribed, sworn to and acknowledged before me this 29 day of July, 2024, by Mary M. Pearce, Trustee of the Mary M. Pearce Trust Dated October 31, 1997.

WITNESS my hand and official seal.



My Commission expires: _____


Notary Public