



2020-755581 1/31/2020 4:25 PM PAGE: 1 OF 2
FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Benjamin L. Michelena, a single person, 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 Roger L. Rathel and Kathleen M. Rathel, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 8340 Bailey Dr, Clermont FL 34711, 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 31 day of January, 2020.

Benjamin L. Michelena
Benjamin L. Michelena

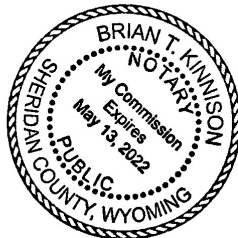
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 31st day of January, 2020 by Benjamin L. Michelena.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22





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EXHIBIT "A"

A tract of land being that portion of the East half of the Southwest Quarter (E½SW¼) of Section 29, Township 54 North, Range 82 West, 6th P.M., Sheridan County, Wyoming lying West of the centerline of the West Fork Dow Prong Road; said tract being more particularly described as follows:

Commencing at a 2-½" Aluminum Cap per PLS 10287 marking the Center Quarter Corner of said Section 29; thence S87°53'52"W, 427.92 feet along the North line of the said East Half of the Southwest Quarter (E½SW¼) to the Centerline of West Fork Dow Prong Road and the POINT OF BEGINNING; thence S69°51'26"W, 269.32 feet along said centerline to a point; thence along said Centerline through a curve to the left with a central angle of 37°24'10", an arc length of 244.80 feet, a radius of 375.00 feet, a chord bearing of S51°09'21"W and a chord length of 240.48 feet to a point; thence S32°27'16"W 401.56 feet along said Centerline to a point; thence along said Centerline through a curve to the left with a central angle of 54°18'23", an arc length of 426.52 feet, a radius of 450.00 feet, a chord bearing of S05°18'05"W and a chord length of 410.73 feet to a point; thence S21°51'07"E 796.02 feet along said centerline to a point; thence along said Centerline through a curve to the right with a central angle of 112°59'50", and arc length of 424.02 feet, a radius of 215.00 feet, a chord bearing of S34°38'48"W and a chord length of 358.57 feet to a point; thence N88°51'17"W 192.16 feet along said Centerline to a point; thence along said Centerline through a curve to the left with a central angle of 07°59'30", and arc length of 97.64 feet, a radius of 700.00 feet, a chord bearing of S87°08'59"W and a chord length of 97.56 feet to a point lying on the West line of said East Half of the Southwest Quarter (E½SW¼); thence N00°11'10"W 638.36 feet along said West line to the Southwest Sixteenth Corner (SW1/16th) of said Section 29, being monumented with a 3-¼" aluminum cap per PLS 5369; thence N00°11'13"W 1354.91 feet along said West line to the Center west Sixteenth Corner (CW1/16th) of said Section 29, being monumented with a 2-½" aluminum cap per PLS 10287; thence N87°53'52"E 897.77 feet along the North line of the said East Half of the Southwest Quarter (E½SW¼) to the POINT OF BEGINNING.