

WARRANTY DEED

Laura E. Lehan, 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 Thomas Bushnell, a single person, GRANTEE, whose address is 845 Beckton Ave Sheridan, WY 82801, 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:

A tract of land situated in the SW¼SW¼ of Section 27, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:


Beginning at a point which bears S74°40'E a distance of 142.37 feet from the Southeast corner of Block 19 of the Western Addition to the Town, now City of Sheridan, Sheridan County, Wyoming; thence N13°31'23"E for a distance of 143.00 feet; *S17°51'39"W for a distance of 7.06 feet to a point on the right bank of Big Goose Creek, which is also the South bank of said Creek; thence along the right bank of said Creek for the following courses and distances; S54°58'17"E for a distance of 16.91 feet; thence S64°47'39"E for a distance of 56.63 feet; thence leaving said right bank on a bearing of S13°22"W for a distance of 4.76 feet; thence S73°46'E for a distance of 15.01 feet; thence S13°22'W for a distance of 119.96 feet; thence N74°40'W for a distance of 104.96 feet to the point of beginning;

***thence S87°52'42"E for a distance of 19.30 feet;**

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.

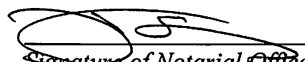
WITNESS my/our hand(s) this 24th day of SEPTEMBER, 2018.


Laura E. Lehan

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 24 day of September, 2018 by Laura E. Lehan.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22

