



2021-765701 1/19/2021 4:00 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Francisco Pena Martinez, a single person, and Rebecca Jean Smith, a single person, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Chad Michael Durham and Cerieda Elizabeth Durham, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 626 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 located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 6, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:**

**Beginning at the South quarter corner of said Section 6; thence N.0°08'W., 490 feet, more or less, to the South right of way line of the Burlington-Northern Railroad, thence Easterly along said right of way 310 feet, more or less, the West Right of Way of the State Secondary Highway No. S-1709, thence Southwesterly along a curve to the left, along said Right of Way line to the South line of said Section 6, thence N87°58'30"W., 289 feet, more or less, to the point of beginning;**

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 our hands this 15 day of January, 2021.

Francisco Pena Martinez  
Francisco Pena Martinez

Rebecca Jean Smith  
Rebecca Jean Smith

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 15<sup>th</sup> day of January, 2021 by Francisco Pena Martinez.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

[Signature]  
Signature of Notarial Officer  
Title: Notary Public



STATE OF WYOMING)  
COUNTY OF SHERIDAN)<sup>ss.</sup>

This instrument was acknowledged before me on the 15<sup>th</sup> day of JANUARY, 2021 by  
Rebecca Jean Smith.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public  
Title: Notary Public

My Commission expires: 12/15/2023

