

## WARRANTY DEED

Christine Renee Roberts and Gary James Roberts, wife and husband, 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 Daniel I. Marshall, a single person, GRANTEE, whose address is 18 Circle 8 Dr. 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:

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/our hands(s) this 25<sup>th</sup> day of September, 2017.

Christine Renee Roberts Gary James Roberts by his Power of Attorney  
Christine Renee Roberts Gary James Roberts, by his Power of  
Attorney, Christine Roberts  
Christine Roberts

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 25<sup>th</sup> day of Sept., 2017 by  
Christine Renee Roberts.

WITNESS my hand and official seal.

My Commission expires: 5-13-18

[Signature]  
Signature of Notarial Officer  
Title: Notary Public



STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 25<sup>th</sup> day of September, 2017  
by Gary James Roberts, by his Power of Attorney Christine Roberts.

WITNESS my hand and official seal.

My Commission expires: 5-13-18

[Signature]  
Signature of Notarial Officer  
Title: Notary Public





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BOOK: 569 PAGE: 409 FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## EXHIBIT "A"

### **Lots 14, 15 and 16, Arab Acres Subdivisions.**

A Subdivision in Sheridan County, Wyoming, as recorded in Book 2 of Plats, page 52. ALSO, a tract of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 35, Township 55 North, Range 84 West, 6th Principle Meridian, Sheridan County, Wyoming, and more particularly described as follows:

Beginning at the Northern most corner of Lot 14, Arab Acres Subdivision, said point being marked by an existing set pipe; Thence along the West line of said Lot 14, South 09°24'48" East, 172.28 feet to an existing pipe, being the original corner of Lot 14; Thence continuing with the West line of said Lot 14, South 23°20'19" East, 393.42 feet to an existing pipe being the southernmost corner of said Lot 14; thence West 40.51 feet to a point in the center of McCormick Creek; thence along the center of McCormick Creek North 32°56'01" West, 208.66 feet to a point in the center of said creek; thence continuing with the center of said creek North 12°52'25" West, 365.24 feet to a point in the center of said creek; thence leaving said creek East 51.29 feet to the point of Beginning.

EXCEPTING THEREFROM that certain portion of Lot 14, Arab Acres Subdivision, Sheridan County, Wyoming as conveyed to Gary James Roberts and Christine Renee Roberts as contained in Quitclaim Deed recorded September 21, 2012, Book 536, Page 440;

### **NO. 2017-737700 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801