


Cowboy State Title, LLC  
201 North Connor Street, Suite 250  
Sheridan, WY 82801

  
**2022-780465** 7/28/2022 4:40 PM PAGE: 1 OF 5  
FEES: \$24.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **WARRANTY DEED**

**Duane Norwood, also known as Duane C. Norwood, a single person**, located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Secret Squirrel Ventures, LLC, a Wyoming limited liability company** located in Sheridan County, State of Wyoming (hereinafter known as the "Grantee"), the following described real estate situated in Sheridan, State of Wyoming, to wit:

See Exhibit "A" attached hereto for legal description.

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantor, for said Grantor's successors and assigns, covenants with Grantee, and with their successors and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their successors and assigns shall, warrant and defend the same to said Grantee, and their successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the date written below.

*Signature(s) and acknowledgment are on the following page.*



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**GRANTOR:**

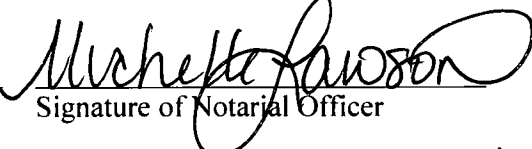
  
\_\_\_\_\_  
Duane Norwood, a/k/a Duane C. Norwood

Date: 7/27/2022

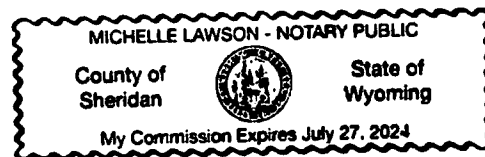
**ACKNOWLEDGEMENT**

STATE OF WYOMING  
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 27<sup>th</sup> day of July, 2022 by Duane Norwood,  
a/k/a Duane C. Norwood.

  
\_\_\_\_\_  
Signature of Notarial Officer

My commission expires: 7.27.24





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**EXHIBIT "A"**

**PARCEL 1**

Lot 27 of the Gold Reef Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer G of Plats, Plat number 16, in the Office of the Sheridan County Clerk.

**PARCEL 2**

A tract of land situated in the S½NW½ of Section 33, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 74°06'16" E a distance of 879.28 feet from the West ¼ Corner of said Section 33;

thence N 03°06'43" W for a distance of 1,103.92 feet along the East line of Wood Rock Estates Subdivision - Phase 2, Sheridan County, Wyoming, to a point in the center of County Road No. 102 (a.k.a. Dayton East Road), this point is witnessed by an aluminum cap monument that bears S 03°06'43" E a distance of 30.03 feet;

thence from the point in the center of County Road 102 on a bearing of N 89°25'48" E for a distance of 310.31 feet;

thence leaving said County Road centerline on a bearing of S 03°06'43" E for a distance of 30.03 feet to an aluminum cap witness corner;

thence continuing from the witness corner on a bearing of S 03°06'43" E for a distance of 794.06 feet;

thence N 89°40'09" E for a distance of 125.15 feet;

thence S 03°06'43" E for a distance of 132.51 feet;

thence N 86°53'17" E for a distance of 60.00 feet to a point on a non-tangent curve;

thence along a curve to the right, this curve having a Radius of 330.00 feet, a Central Angle of 13°23'21", an Arc Length of 77.12 feet and a Chord that bears S 03°34'56" W for a distance of 76.94 feet;

thence leaving said curve on a bearing of S 74°30'27" E for a distance of 105.36 feet to a point in the center of the South Side Ditch;

thence along the centerline of said ditch for the following courses and distances:

N 86°35'55" E for a distance of 52.27 feet;

thence N 83°13'40" E for a distance of 97.30 feet;

thence N 77°25'37" E for a distance of 40.48 feet;

thence N 83°36'00" E for a distance of 82.58 feet;

thence N 78°49'32" E for a distance of 45.37 feet;

thence N 71°23'08" E for a distance of 26.74 feet;

thence N 57°29'34" E for a distance of 42.33 feet;

thence N 46°14'08" E for a distance of 41.19 feet;

thence N 72°18'32" E for a distance of 42.34 feet;

thence N 84°12'10" E for a distance of 71.92 feet;

thence S 89°31'37" E for a distance of 32.33 feet;

thence S 84°57'53" E for a distance of 26.21 feet;

thence N 72°51'52" E for a distance of 26.10 feet;

thence N 64°50'05" E for a distance of 49.69 feet;

thence N 77°33'04" E for a distance of 61.85 feet;

thence N 80°07'18" E for a distance of 23.93 feet;  
thence N 87°56'15" E for a distance of 77.90 feet;  
thence leaving the centerline of the South Side Ditch on a bearing of South for a distance of 30.00 feet to

an aluminum cap witness corner:  
thence South for a distance of 1,756.85 feet;  
thence West for a distance of 919.75 feet to an aluminum cap set by L.S. 580 and marked as being the SW 1/16th corner of said Section 33;  
thence N 00°04'21" E for a distance of 1,332.95 feet to the Northeast Corner of Lot 27 of the Gold Reef Subdivision, Sheridan County, Wyoming, this point being monumented with an aluminum cap set by L.S. 580 and marked as being the West-Center 1/16th corner of said Section 33;  
thence along the boundary of said Gold Reef Subdivision for the following courses and distances, S 89°49'21" W for a distance of 311.41 feet;  
thence N 10°18'38" W for a distance of 292.82 feet;  
thence S 69°56'37" W for a distance of 92.40 feet;  
thence S 51°16'47" W for a distance of 29.65 feet to the point of beginning.

Basis of bearing is the East line of the Woodrock Estates Subdivision-Phase 2 plat.

**LESS AND EXCEPT** a tract of land situated in the S½NW¼ of Section 33, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Beginning at a point which bears N 74°06'16" E a distance of 879.28 feet from the West ¼ Corner of said Section 33,  
thence N 30°06'43" W for a distance of 1,103.92 feet along the East line of Woodrock Estates Subdivision-Phase 2, Sheridan County, Wyoming, to a point in the center of County Road No. 102 (a.k.a. Dayton East Road), this point is witnessed by an aluminum cap monument that bears S 03°06'43" E a distance of 30.03 feet;  
thence from the point in the center of County Road 102 on a bearing of N 89°25'48" E for a distance of 310.31 feet;  
thence leaving said County Road centerline on a bearing of S 03°06'43" E for a distance of 30.03 feet to an aluminum cap witness corner;  
thence continuing from the witness corner on a bearing of S 03°06'43" E for a distance of 794.06 feet;  
thence N 89°40'09" E for a distance of 125.15 feet; thence S 03°06'43" E for a distance of 132.51 feet;  
thence N 86°53'17" E for a distance of 60.00 feet to a point on a non-tangent curve;  
thence along a curve to the right; this curve having a Radius of 330.00 feet, a Central Angle of 13°23'21", an Arc Length of 77.12 feet and a Chord that bears S 03°34'56" W for a distance of 76.94 feet;  
thence leaving said curve on a bearing of S 74°30'27" E for a distance of 141.35 feet;  
thence S 03°06'43" E for a distance of 104.29 feet;  
thence S 41°09'25" W for a distance of 228.94 feet to the Northeast Corner of Lot 27 of the Gold Reef Subdivision, Sheridan County, Wyoming, this point being monumented with an aluminum cap set by L.S. 580 and marked as being the West-Center 1/16 corner of said Section 33;  
thence along the boundary of said Gold Reef Subdivision for the following courses and distances, S 89°49'21" W for a distance of 311.41 feet;  
thence N 10°18'38" W for a distance of 292.82 feet;  
thence S 69°56'37" W for a distance of 92.40 feet;  
thence S 51°16'47" W for a distance of 29.65 feet to the point of beginning of said tract.

Basis of bearing is the East line of the Woodrock Estates Subdivision-Phase 2 plat.

**PARCEL 3**

A tract of land situated in the S½NW¼ of Section 33, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Beginning at a point which bears N74°06'16" E a distance of 879.28 feet from the West ¼ Corner of said Section 33,  
thence N 03°06'43" W for a distance of 1,103.92 feet along the East line of Woodrock Estates Subdivision-Phase 2, Sheridan County, Wyoming, to a point in the center of County Road No. 102 (a.k.a. Dayton East Road), this point is witnessed by an aluminum cap monument that bears S 03°06'43" E a distance of 30.03 feet;  
thence from the point in the center of County Road 102 on a bearing of N 89°25'48" E for a distance of 310.31 feet;  
thence leaving said County Road centerline on a bearing of S 03°06'43" E for a distance of 30.03 feet to an aluminum cap witness corner;  
thence continuing from the witness corner on a bearing of S 03°06'43" E for a distance of 794.06 feet;  
thence N 89°40'09" E for a distance of 125.15 feet; thence S 03°06'43" E for a distance of 132.51 feet;  
thence N 86°53'17" E for a distance of 60.00 feet to a point on a non-tangent curve;  
thence along a curve to the right; this curve having a Radius of 330.00 feet, a Central Angle of 13°23'21", an Arc Length of 77.12 feet and a Chord that bears S 03°34'56" W for a distance of 76.94 feet;  
thence leaving said curve on a bearing of S 74°30'27" E for a distance of 141.35 feet;  
thence S 03°06'43" E for a distance of 104.29 feet;  
thence S 41°09'25" W for a distance of 228.94 feet to the Northeast Corner of Lot 27 of the Gold Reef Subdivision, Sheridan County, Wyoming, this point being monumented with an aluminum cap set by L.S. 580 and marked as being the West-Center 1/16 corner of said Section 33;  
thence along the boundary of said Gold Reef Subdivision for the following courses and distances, S 89°49'21" W for a distance of 311.41 feet;  
thence N 10°18'38" W for a distance of 292.82 feet;  
thence S 69°56'37" W for a distance of 92.40 feet;  
thence S 51°16'47" W for a distance of 29.65 feet to the point of beginning of said tract.

Basis of bearing is the East line of the Woodrock Estates Subdivision-Phase 2 plat.