



WARRANTY DEED

Ronald A. Gradwohl and Laura A. Gradwohl, husband and wife, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Marcus Sandberg, a single person, GRANTEE, whose address is 1491 THOMAS DR SHERIDAN WY 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 within Lots 15 and 16 of Civin Subddivision, City of Sheridan, Sheridan County, Wyoming, as originally platted, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 15, said point being located S 0°32'03" E, 775.39 feet from the Southwest corner of Lot 31, of said Civin Subdivision; thence along the East line of said Lot 15 S 0°32'03" E, 123.42 feet to the Southeast corner of said Lot 15, thence along the South line of said Civin Subdivision S 89°54'11" W, 64.91 feet; thence N 46°53'07" W, 181.79 feet to a point on the Southeasterly right of way of Thomas Drive; thence along said Southeasterly right of way along a curve to the left having a radius of 130.00 feet, a central angle of 22°28'46", and arc length of 51.00 feet, with chord bearing and distance of N 26°06'22" E, 50.68 feet to the Northwest corner of Lot 15; thence along the North line of said Lot 15 S 79°08'01" E, 180.19 feet 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 20th day of December, 2021.

Ronald A. Gradwohl

Laura A. Gradwohl

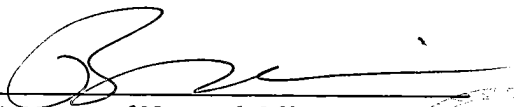


STATE OF WY
COUNTY OF Sheridan

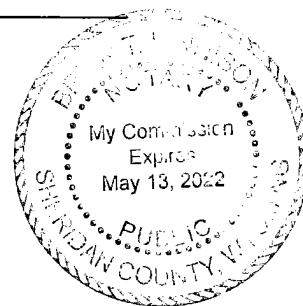
)
)ss.
)

This instrument was acknowledged before me on the 20th day of December, 2021
by Ronald A. Gradwohl.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

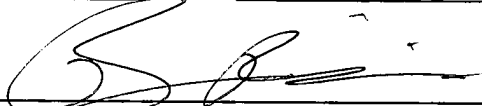


STATE OF WY
COUNTY OF Sheridan

)
)ss.
)

This instrument was acknowledged before me on the 20th day of December, 2021
by Laura A. Gradwohl.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

