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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Clifford D. Swinyer and Judy A. Swinyer, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, Brandon P. Baker and Jordan D. Baker, husband and wife, as tenants by the entirety, whose address is 2 misty Moon Ln. Sheridan, WY 82801 the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 1 day of June, 2022

Clifford D. Swinyer
Clifford D. Swinyer

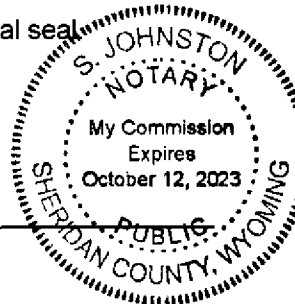
Judy A. Swinyer
Judy A. Swinyer

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Clifford D. Swinyer and Judy A. Swinyer, this 1st day of June, 2022

Witness my hand and official seal



S. Johnston
Signature of Notarial Officer
Title: Notary Public

My Commission Expires:



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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the SW1/4 SE1/4 of Section 10, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at the South one-quarter corner of Section 10, thence N 89° 01' E, 1317.54 feet to the southeast corner of said SW1/4 SE1/4; thence N 0° 29' 38" E, 251.18 feet; thence N 62° 38' 36" W, 1479.19 feet to a point on the easterly right-of-way line of the Burlington Northern Railroad to Decker, Montana; thence southerly along said railroad right-of-way 37.02 feet; thence S 0° 16' 30" W, 953.52 feet, to the point of beginning;

Also, a 30-foot wide road easement, covering the 30 feet immediately contiguous to the east of the following described land:

Beginning at a point located N. 0°16'30" E, 953.52 feet from the south one-quarter corner of said Section 10, said point being on the easterly right-of-way line of the Burlington Northern Railroad to Decker, Montana; thence northerly along said right-of-way line 37.02 feet; thence along said easterly right-of-way line of said railroad 200.8 feet to the existing cattle guard located in said easterly right-of-way line of said railroad.

NO. 2022-778965 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801