



2018-739990 1/19/2018 3:43 PM PAGE: 1 OF 2  
BOOK: 571 PAGE: 535 FEES: \$15.00 HM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Devin H. Bowman and Donna J. Bowman, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do(es) hereby CONVEY and WARRANT to the GRANTEE, Mark C. Hansen and Erin R. Hansen, husband and wife, as tenants by the entirety, whose address is 82217, 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 16 day of January, 2018.

→ Devin H. Bowman  
Devin H. Bowman

Donna J. Bowman  
Donna J. Bowman ←

State of Oregon

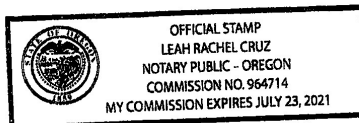
County of Tillamook

The foregoing instrument was acknowledged before me by Devin H. Bowman and Donna J. Bowman, this 16 day of January, 2018.

Witness my hand and official seal.

Leah Rachel Cruz  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: July 23, 2021





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lot 13, Stonebrook Meadows Subdivision. A subdivision in Sheridan County, Wyoming, as recorded in Drawer S of Plats #106.**

**ALSO:**

**A tract of land situated in Lot 14, Stonebrook Meadows Subdivision to the Town of Ranchester, Sheridan County, Wyoming, said tract being more particularly described as follows:**

**BEGINNING at the northeast corner of said Lot 14; thence S11°14'29"W, 22.98 feet along the east line of said Lot 14 to a point; thence N65°36'49"W, 50.26 feet to a point lying on the north line of said Lot 14; thence N87°58'00"E, 50.29 feet along said north line to the POINT OF BEGINNING of said tract.**

**LESS AND EXCEPT:**

**A tract of land situated in Lot 13, Stonebrook Meadows Subdivision to the Town of Ranchester, Sheridan County, Wyoming, said tract being more particularly described as follows:**

**Commencing at the southeast corner of said Lot 13; thence S87°58'00"W, 50.29 feet along the south line of said Lot 13 to the POINT OF BEGINNING of said tract; thence continue S87°58'00"W, 45.86 feet along the south line of said Lot 13 to a point lying on the easterly right-of-way line of Brook Street, said point (Monumented with a 1 1/2" Aluminum Cap per PLS 6812); thence, along said easterly right-of-way line through a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 25°18'12", an arc length of 26.50 feet, a chord bearing of N14°41'06"W, and a chord length of 26.28 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S65°36'49"E, 57.64 feet to the POINT OF BEGINNING of said tract.**

**Basis of Bearings is Wyoming State Plane (East Central Zone).**