

2019-753659 10/28/2019 4:46 PM PAGE: 1 OF 1 BOOK: 584 PAGE: 103 FEES: \$12.00 SM WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Betty* Kalb, Trustee of the Bernerd and Betty Kalb Living Trust dated May 24, 1999, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Keith J. Knapstad and Anne M. Knapstad, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is Porchastal Story, WY BABTA. 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 in the NE1/4SW1/4 Section 7, T.53N., R.83W. of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located N.42°52'E., 2,531.4 feet from the SW corner of said Section 7, said point being on the centerline of the County Road; thence along said road centerline, N.15°04'E., 22.5 feet; thence N.23°24'E., 209.0 feet; thence N.19°24'E., 118.1 feet; thence leaving said road centerline, S87°06'E., 126.5 feet; thence South, 366.0 feet; thence N79°26'W., 258.8 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 my hand this 28 day of October, 2019.

Belty Kalb, Trustee

STATE OF <u>Dyonny</u>)
)ss.
COUNTY OF <u>Shender</u>)

This instrument was acknowledged before me on the <u>Jo</u> day of <u>Odobe</u>, 2019, by Betty Kalb, Trustee of the Bernerd and Betty Kalb Living Trust dated May 24, 1999.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires 4/10/22



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