

## WARRANTY DEED

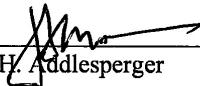
John H. Addlesperger and Betsy K. Pearson, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to John Addlesperger and Betsy Pearson, Trustees of the John Addlesperger and Betsy Pearson Family Revocable Trust dated May 12, 2021, GRANTEE, whose address is 650 S. Jefferson St., Sheridan, Wyoming 82801, 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:

See EXHIBIT "A" attached hereto;

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 12<sup>th</sup> day of May, 2021.

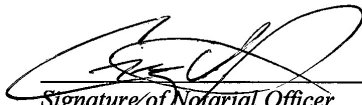
  
John H. Addlesperger

  
Betsy K. Pearson

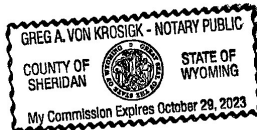
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 12<sup>th</sup> day of May, 2021 by John H. Addlesperger.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

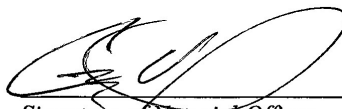
My Commission expires



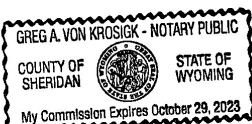
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 12<sup>th</sup> day of May, 2021 by Betsy K. Pearson.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires



35.00 acres

***LEGAL DESCRIPTION***

**Record Owners: John H. Addlesperger & Betsy K. Pearson  
August 3, 2010**

**Re: 35 Acre Tract**

A tract of land situated in the E1/2SW1/4 of Section 32, Township 56 North, Range 84 West, and Lot 3 of Section 5, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 32 (Monumented with a 3-1/4" Brass Cap per PLS 529); thence N73°21'14"W, 3405.81 feet to the **POINT OF BEGINNING** of said tract, said point lying on the east right-of-way line of Weeping Willow Lane as described in Book 447 of Deeds, Page 699; thence N04°13'47"W, 340.54 feet along said east right-of-way line of Weeping Willow Lane described in Book 447 of Deeds, Page 699 to a point, said point being the southwest corner of a tract of land described in Book 441 of Deeds, Page 328 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N85°38'04"E, 640.00 feet along the south line of said tract described in Book 441 of Deeds, Page 328 to a point, said point being the southeast corner of said tract described in Book 441 of Deeds, Page 328; thence S04°21'09"E, 1401.75 feet to a point, said point being the south quarter corner of said Section 32 (Monumented with a 3-1/4" Aluminum Cap per PLS 6594); thence S00°35'30"E, 948.49 feet along the east line of said Lot 3, Section 5 to a point; thence S89°35'24"W, 642.28 feet to a point; thence N02°32'12"W, 1964.34 feet to the **POINT OF BEGINNING** of said tract.

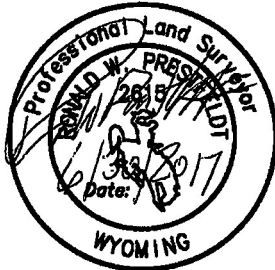
Said tract contains 35.00 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

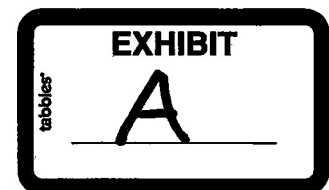
*See Record of Survey filed in drawer A of plats, No. 337 in the County Clerk's Office at the Sheridan County Courthouse, Sheridan, Wyoming.*

**SURVEYOR'S STATEMENT**

I, Ronald W. Prestfeldt, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.



**NO. 2021-769772 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
GREG A VON KROSIGK PC PO BOX 602  
SHERIDAN WY 82801