

#18703

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Nels A. Nelson III**, an individual whose mailing address is P.O. Box 1063, Sheridan, WY 82801 ("Grantor"), for an in consideration of Ten and More Dollars (\$10) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby warrant and convey the following-described real property situation in Sheridan County and State of Wyoming, to the following individual as a tenant in common: **Drew Homola**, whose mailing address is 11 Carnoustie Ct, Sheridan, WY 82801 ("Grantee")—an undivided two-thirds interest (66 2/3%), to wit:

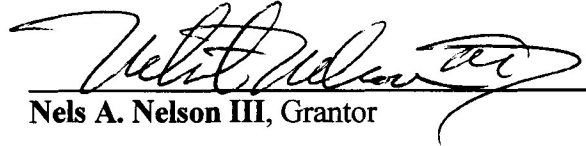
A tract of land located in the NE¼ of Section 32, and W½NW¼ of Section 33, Township 54 North, Range 85 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

BEGINNING at a point located S 46°53'56" W, 870.43 feet from the Northeast Corner of said Section 32;
Thence N 61°31'36" W, 577.62 feet;
Thence S 72°23'57" W, 184.61 feet to the easterly right of way line of Sheridan County Road 75 (Evans Road);
Thence along said right of way line the following bearings and distances,
S 15°19'30" E, 462.46 feet;
Thence S 46°35'18" E, 99.77 feet;
Thence S 06°49'06" E, 489.52 feet;
Thence S 19°26'45" E, 183.95 feet;
Thence S 30°16'26" E, 127.62 feet;
Thence S 11°29'30" E, 73.17 feet;
Thence S 08°37'13" W, 100.93 feet;
Thence S 13°59'40" E, 109.68 feet;
Thence S 35°18'30" E, 174.26 feet to the Northwest Corner of Helsberg Subdivision;
Thence leaving said right of way along the north boundary of Helsberg Subdivision N 57°49'25" E, 465.70 feet;
Thence along the east boundary of Helsberg Subdivision S 13°37'35" E, 435.19 feet;
Thence leaving the boundary of Helsberg Subdivision N 88°07'35" E, 527.68 feet;
Thence N 11°28'24" W, 837.63 feet;
Thence N 39°33'47" W, 1065.85 feet to the POINT OF BEGINNING.
(Said tract contains 35.09 acres more or less.)

Together with all improvements situate thereon and all rights and interests appurtenant thereto.

SUBJECT TO ALL prior transfers, encumbrances, easements, reservations, covenants and restrictions, if any, or record.

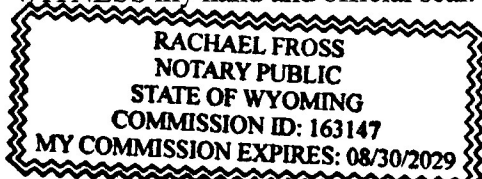
DATED this 30 day of August, 2023.


Nels A. Nelson III, Grantor

STATE OF WYOMING)
) ss.
County of Sheridan)

~~2020~~ The foregoing instrument was acknowledged before me this 30 day of August,
~~2020~~, by Nels A. Nelson III.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 8-30-25

NO. 2025-796632 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TITLE FINANCIAL SPECIALTY SERVICES PO BOX 339
BLACKFOOT ID 83221