



2017-733264 3/3/2017 4:45 PM PAGE: 1 OF 2  
 BOOK: 565 PAGE: 318 FEES: \$15.00 KK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Gary Lee and Maria Lee, 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 hereby CONVEY and WARRANT to the GRANTEE, Sheri Hiser, a single person, whose address is 340 State Hwy 385 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 24 day of Feb., 2017.

  
 Gary Lee

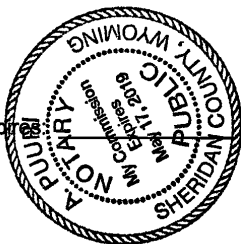
  
 Maria Lee

State of Wyoming


County of Sheridan

The foregoing instrument was acknowledged before me by Gary Lee and Maria Lee, this 24 day of Feb., 2017.

Witness my hand and official seal.



My Commission Expires

  
 Signature of Notarial Officer  
 Title: Notary Public

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

**A tract of land described in Book 451 of Deeds, Page 333, situated in the SW1/4NE1/4 of Section 5, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, and being more particularly described as follows:**

**Commencing at the east quarter corner of said Section 5 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N87°22'33"W, 1326.36 feet to the POINT OF BEGINNING of said tract, said point lying on the northerly right-of-way line of Wyoming State Highway No. 335 and the east line of said SW1/4NE1/4; thence N88°49'48"W, 146.69 feet along said northerly right-of-way line to a point, said point lying on the east line of County Lot Division Permit No. 02-027 filed in Drawer "A", Plat No. 293; thence N01°50'22"W, 570.50 feet along said east line to a point, said point being the northeast corner of said County Lot Division Permit No. 02-027; thence S89°03'02"E, 161.50 feet along the north line of said tract described in Book 451 of Deeds, Page 333 to a point, said point lying on said east line of the SW1/4NE1/4 and the west line of a tract of land described in Book 432 of Deeds, Page 519; thence S00°21'02"E, 404.69 feet along said east line of the SW1/4NE1/4 and said west line of said tract described in Book 432 of Deeds, Page 519 to a point, said point being the northwest corner of a tract of land described in Book 431 of Deeds, Page 95; thence, continue S00°21'02"E, 165.85 feet along said east line of the SW1/4NE1/4 and the west line of said tract described in Book 431 of Deeds, Page 95 to the POINT OF BEGINNING of said tract (said tract is purported to contain 2.02 acres of land, more or less)**

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