

## 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 David M. Craft and Jennifer M. Craft, husband and wife,, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1746 Weeping Willow Lane, Sheridan, Sheridan County, Wyoming 82801, the following described real estate, situated 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, with an address of, as is more particularly described on **EXHIBIT "A"** attached hereto;

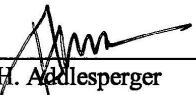
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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.

ALSO TOGETHER WITH Grantors' grant, to the full extent of Grantors' right and authority to so grant, an easement for the purpose of providing ingress and egress over Weeping Willing Lane, as more particularly described on **EXHIBIT "B"**, attached hereto and incorporated herein, to and for the benefit of that property conveyed herein to Grantees, as described on Exhibit A.

*The parcel conveyed herein is 41.76 acres, more or less, as described on Exhibit A hereto and as illustrated in that Record of Survey filed in Drawer A of Plats, No. 337 in the County Clerk's Office at the Sheridan County, Sheridan, Wyoming.*

WITNESS our hands the 30<sup>th</sup> day of October, 2018.

  
\_\_\_\_\_  
John H. Addlesperger

  
\_\_\_\_\_  
Betsy K. Pearson

STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 30<sup>th</sup> day of October, 2018 by John H. Addlesperger and by Betsy K. Pearson.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



**LEGAL DESCRIPTION**

**Record Owners: John H. Addlesperger & Betsy K. Pearson  
June 30, 2017**

**Re: 41.8 Acre Tract**

A tract of land situated in the SE1/4SW1/4 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 S02°32'12"E, 1964.34 feet to a point; thence N89°35'24"E, 642.28 feet to a point, said point lying on the east line of said Lot 3, Section 5; thence S00°35'30"E, 392.46 feet along said east line to a point, said point being the southeast corner of said Lot 3, Section 5 (Monumented with a 3-1/4" Aluminum Cap per PLS 6594); thence S89°35'35"W, 1323.01 feet along the south line of said Lot 3, Section 5 to a point, said point being the southeast corner of Lot X, Guy Wood Ranch Subdivision and the southwest corner of said Lot 3, Section 5 (Monumented with a 3-1/4" Aluminum Cap per PLS 6594); thence N00°57'33"W, 1332.92 feet along the west line of said Lot 3, Section 5 to a point, said point being the southeast corner of Lot H, Guy Wood Ranch Subdivision and the northwest corner of said Lot 3, Section 5 (Monumented with a 3-1/4" Aluminum Cap per PLS 6594); thence N03°55'39"W, 978.42 feet along the east line of said Lot H and Lot A, Guy Wood Ranch Subdivision to a point; thence N85°43'16"E, 6.08 feet to a point, said point being the southwest corner of Tract B, Lot Division of Willett Property per County Lot Division Permit Number LD-06-001 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence, continue N85°43'16"E, 634.87 feet along the south line of said Tract B to a point, said point being the southeast corner of said Tract B (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence, continue N85°43'16"E, 40.00 feet along the south line of the Lavon Tract as described in said Book 447 of Deeds, Page 699 to the **POINT OF BEGINNING** of said tract.

Said tract contains 41.76 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.



**2018-746249** 10/31/2018 3:49 PM PAGE: 3 OF 3  
BOOK: 577 PAGE: 493 FEES: \$18.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### **EXHIBIT B – Weeping Willow Lane Easement**

A tract of land 40.00 feet wide located in the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 32, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being 20.00 feet on each side of the following described centerline:

Beginning at a point located S4°05'E, 1529.68 feet and then S85°55'W, 660.00 feet from the Northeast Corner of said NE1/4SW1/4; thence N4°05'00"W, 1551.20 feet (more or less) to a point on the southerly line of Wyoming State Highway No. 331, lengthening or shortening the side lines of said tract to intersect said southerly line.