



2021-765990 1/29/2021 4:03 PM PAGE: 1 OF 2
FEES: \$15.00 DO WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Richard L. Beld and Amy L. Beld, 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 Luke Gattis, a single person, and Lori Reichardt, a single person, together as joint tenants with rights of survivorship, GRANTEES, whose address is 520 Cat Creek Road Sheridan, WY 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:

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 55 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the southeast corner of said Section 2 (monumented with a 3/4" aluminum cap per PLS 2608); thence S89°19'44"W, 762.42 feet along the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point; thence N00°40'16"W, 1034.96 feet to a point; thence N76°06'34"E, 671.98 feet to a point, said point lying on the centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement; thence S36°52'48"E, 257.65 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence S54°54'01"E, 295.96 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence S52°31'24"E, 333.53 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence S47°01'58"E, 187.30 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence S37°19'32"E, 123.55 feet along said centerline (Book 433 of Deeds, Page 71) of a sixty (60) foot wide roadway and utility easement to a point; thence N89°42'00"E, 455.11 feet to a point; thence S00°27'48"E, 374.79 feet to a point, said point lying on the south line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence S89°32'12"W, 1209.42 feet along said south line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the POINT OF BEGINNING of said tract;

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 our hands this 24 day of January, 2021.

Richard L. Beld

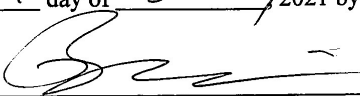
Amy L. Beld

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 29th day of January, 2021 by
Richard L. Beld.

WITNESS my hand and official seal.

My Commission expires: 5-13-22


Signature of Notarial Officer
Title: Notary Public

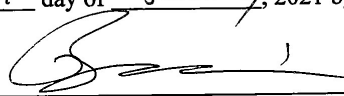


STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 24th day of January, 2021 by Amy
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Signature of Notarial Officer
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WILCOX AGENCY
SHERIDAN WY 82801