



### WARRANTY DEED

Drew Redinger and Jenny Redinger, 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 Eric Hoon and Bobbie Hoon, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 342 State Highway 335 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:

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/our hand(s) this 4<sup>th</sup> day of June, 2019.

Drew Redinger  
Drew Redinger

Jenny Redinger  
Jenny Redinger

STATE OF Wyoming )  
  )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 4 day of June, 2019 by Drew Redinger.

WITNESS my hand and official seal.

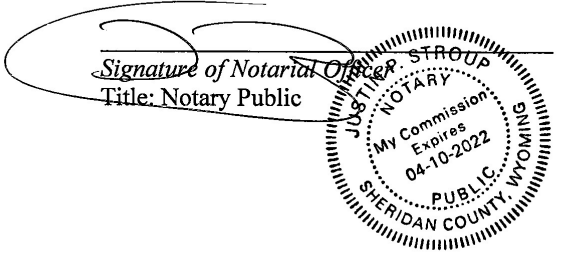
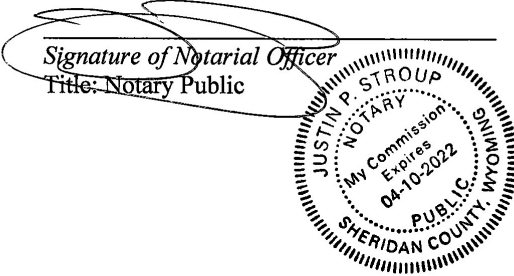
My Commission expires: 4/10/22

STATE OF Wyoming )  
  )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 4 day of June, 2019 by Jenny Redinger.

WITNESS my hand and official seal.

My Commission expires: 4/10/22





**EXHIBIT "A"**

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 5, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum cap per PLS 6812); thence N87°31'03"W, 1472.98 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, (AKA Big Horn Road), and being the Southwest Corner of a tract of land described in Book 504 of Deeds, Page 733; thence N88°49'48"W, 572.92 feet along said Northerly Right-of-Way line of Wyoming State Highway No. 335, (AKA Big Horn Road) to a point; thence N01°10'12"E, 25.00 feet to a point; thence, through a curve to the right, having a central angle of 47°03'50", a radius of 160.00 feet, an arc length of 131.43 feet, a chord bearing of N24°42'07"E, and a chord length of 127.76 feet to a point; thence through a reverse curve to the left, having a central angle of 47°03'50", a radius of 100.00 feet, an arc length of 82.14 feet, a chord bearing of N24°42'07"E, and a chord length of 79.85 feet to a point; thence N01°10'12"E, 145.00 feet to a point; thence, through a curve to the right, having a central angle of 57°56'35", a radius of 160.00 feet, an arc length of 161.81 feet, a chord bearing of N30°08'29"E, and a chord length of 155.00 feet to a point; thence, through a reverse curve to the left, having a central angle of 50°53'07", a radius of 100.00 feet, an arc length of 88.81 feet, a chord bearing of N33°40'13"E, and a chord length of 85.92 feet to a point, said point lying on the North line of Lot 2, County Lot Division Permit #02-027 filed in Drawer "A", Plat No. 293, County Clerk's Office, Sheridan County Courthouse; thence S89°02'55"E, 338.84 feet along said North line of Lot 2, County Lot Division Permit #02-027 to a point, said point being the Northwest Corner of said tract described in Book 504 of Deeds, Page 733; thence S01°50'22"E, 570.50 feet along the West line of said tract described in Book 504 of Deeds, Page 733 to the POINT OF BEGINNING of said tract.

**NO. 2019-750350 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801