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BOOK: 576 PAGE: 20 FEES: \$15.00 MFP WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Patrick Hayworth and JoAnn Hayworth, 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 Owen P. Hayworth, a single person, GRANTEE, whose address is Box 907 Colstrip, MT 59323, 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:

LEGAL DESCRIPTION TRACT No. 1

A tract of land being the SW $\frac{1}{4}$ NW $\frac{1}{4}$, a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5 and the east 524.81 feet of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6 all in Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown as **Tract No. 1** on a Record of Survey for the Hayworth Parcel filed at the Sheridan County Clerk's office attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the one quarter corner common to said Sections 5 and 6 (monumented with a 3" brass cap per PE&LS 537); thence N00°16'09"W, 1319.65 feet along the west line of said Section 5 to a 3/4" aluminum cap per PLS 5369 being the northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence N89°28'32"E, 1331.81 feet along the north line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to a 2" aluminum cap per PLS 10566 being the northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S00°17'41"E, 1321.05 feet along the east line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ to a 3/4" aluminum cap per PLS 5369 being the southeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S00°17'44"E, 1208.35 feet along the east line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ the a point in the centerline of the Early Creek Road AKA County Road No.97, witnessed by a 2" aluminum cap per PLS 5369 bears S00°17'44"E, a distance of 22 feet; thence N52°48'45"W, 306.00 feet along said centerline to a point; thence N50°58'46"W, 121.58 feet along said centerline to a point; thence N46°56'47"W, 106.74 feet along said centerline to a point; thence N45°05'49"W, 274.22 feet along said centerline to a point witnessed by a 2" aluminum cap per PLS 5369 bears S89°26'29"W, a distance of 32 feet; thence S89°26'29"W, 724.83 feet to a 2" aluminum cap per PLS 5369 lying on the west line of said Section 5; thence S00°16'53"E, 650.46 feet along the east line of said Section 6 to a 3/4" aluminum cap per PLS 5369 being the southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S89°15'36"W, 524.84 feet along the south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369; thence N00°16'53"W, 1326.73 feet parallel with and 524.81 feet west of the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369 lying on the north line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°13'00"E, 524.84 feet along said north line to the **POINT OF BEGINNING** of said tract.

Said tract contains 81.00 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.
Distances are adjusted to surface by the Datum Adjustment Factor of 1.000248.

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 hands(s) this 23rd day of August, 2018.

Patrick Hayworth
Patrick Hayworth

JoAnn Hayworth
JoAnn Hayworth

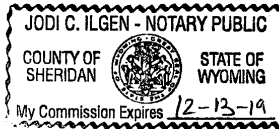
STATE OF Wyoming)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 23rd day of August, 2018 by Patrick Hayworth.

WITNESS my hand and official seal.

Jodi C. Ilgen
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 12-13-2019



STATE OF Wyoming)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 23rd day of August, 2018 by JoAnn Hayworth.

WITNESS my hand and official seal.

Jodi C. Ilgen
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 12-13-2019

