

WARRANTY DEED

Wendy Ann Dewey, also known as Wendy R. Dewey, also known as Wendy Ann Ruegamer Dewey, Kylee Nicole Konkol, Brittani Nicole Dewey, and Bridger Ann Dewey, 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, Nicole M. Steir and Jacob A. Kendrick, as joint tenants with right of survivorship, whose address is 1048 Big Goose Road, 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:


A tract of land situated in the SE1/4SW1/4 of Section 17, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the Northwest corner of said SE1/4SW1/4, said point being the Northwest corner of a tract of land described in Book 209 of Deeds, Page 255 and also lying in Big Goose Canyon County Road; thence S0°26'54"E, 551.55 feet along the west line of said SE1/4SW1/4 to the southwest corner of said tract, said point lying in said Big Goose Canyon County Road; thence N89°33'06"E, 30.00 feet along the south line of said tract to a point on the east right-of-way fence of said Big Goose Canyon County Road; thence S73°33'01"E, 90.15 feet along said south line and fence line to a point; thence N65°51'58"E, 105.69 feet along said south line and fence line to a point; thence N65°05'14"E, 323.95 feet along said south line and fence line to a point; thence N61°18'55"E, 499.96 feet along said south line and fence line to a point; thence N09°37'00"E, 159.37 feet along the easterly line of said tract to a point lying on the north line of said SE1/4SW1/4, said point being the northeast corner of said tract; thence N89°59'50"W, 976.26 feet along said north line to the point of beginning.

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 29th day of April, 2016.


Wendy Ann Dewey


Kylee Nicole Konkol


Brittani Nicole Dewey


Wendy Ann Dewey, as court appointed guardian and conservator for
Bridger Ann Dewey, a minor child



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BOOK: 559 PAGE: 519 FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Wendy Ann Dewey, Kylee Nicole Konkel, Brittani Nicole Dewey, and Bridger Ann Dewey, this 29th day of April, 2016.

Witness my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission Expires:

