

# CORRECTIVE WARRANTY DEED

**STAN W. WILLIAMS AND DEANNE D. WILLIAMS**

HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES WITH FULL RIGHT OF SURVIVORSHIP

Grantors, of Sheridan County, Wyoming, hereby submits this Corrective Warranty Deed, correcting the legal description of the real estate described in Document #2024-789917 recorded herein on January 26, 2024, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to:

**STAN W. WILLIAMS AND DEANNE D. WILLIAMS, TRUSTEES OF THE  
STAN W. WILLIAMS REVOCABLE LIVING TRUST DATED AUGUST 8, 2022**

AND

**DEANNE D. WILLIAMS AND STAN W. WILLIAMS, TRUSTEES OF THE  
DEANNE D. WILLIAMS REVOCABLE LIVING TRUST DATED AUGUST 8, 2022**

JOINT TENANTS

Grantees, whose address is PO Box 291, Big Horn, Wyoming 82823, the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

All that certain lot or parcel of land situate in the County of Sheridan, State of Wyoming, and being more particularly described as follows:

Tract 27, BIG HORN RANCH SUBDIVISION.

A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 101.

AND

A tract of land situated in Tract 28, Big Horn Ranch Subdivision, Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Beginning at the northwest corner of said Tract 28 (monumented with a 2" aluminum cap per PLS 6812); thence N.79°44'00"E., 486.21 feet along the north line of said Tract 28 to a point; thence S.17°18'43"E., 555.86 feet to a point; thence S.29°31'30"W., 631.50 feet to a point, said point being the northwest corner of Tract 29; thence N.65°06'00"W., 324.68 feet along the southwesterly line of said Tract 28 to a point; thence N.43°18'33"W., 114.45 feet along said southwesterly line of Tract 28 to a point; thence N.12°20'55"W., 341.94

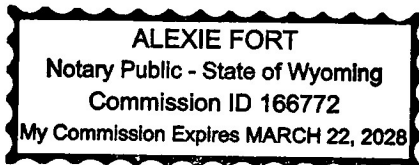
feet along the westerly line of said Tract 28 to a point; thence N.07°22'49"E., 319.79 feet along said westerly line of Tract 28 to a point; thence N.30°37'25"E., 142.18 feet along said westerly line of Tract 28 to the point of beginning of said tract.

Said tract contains 13.31 acres of land, more or less.

**TOGETHER** with all improvements thereon or appurtenant thereto.

**SUBJECT** to all patents, easements, rights-of-way, reservations, zoning restrictions, covenants, and any other matter of public record or otherwise established; oil and gas leases of record; all assessments and subsequently assessed taxes.

WITNESS my hand this 4 day of march, 2024.



Stan W. Williams  
Stan W. Williams  
Grantor

Deanne D. Williams  
Deanne D. Williams  
Grantor

STATE OF WYOMING )  
 )  
COUNTY OF Sheridan )  
 )

The above and foregoing *Warranty Deed* was acknowledged before me on this 4 day of March, 2024, by Stan W. Williams and Deanne D. Williams, *Grantors*.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My commission expires:

The foregoing instrument was prepared by Basin Law Group, LLC, 117 N. Bent Street, Powell, Wyoming 82435, (307) 271-1001. THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES) AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.