



2021-768784 5/4/2021 10:22 AM PAGE: 1 OF 3
 FEES: \$18.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Arnold B. Tschirgi and Loretta J. Tschirgi, husband and wife, and Charter B. Tschirgi, son, grantors, of Sheridan County, Wyoming, CONVEY and WARRANT TO Joseph Ferro and Shabon Ferro, husband and wife, as tenants by the entireties with full rights of survivorship, grantees, a 123.9 acre tract of real estate situate in Sheridan County, Wyoming, which said tract is fully described in the plat and legal description annexed hereto as Exhibit A and made a part hereof by this reference:

Together with all improvements situate thereon and all water rights and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming; they make this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantees' address is 6918B New London Road, New Market, MD 21774.

WITNESS our hands this 21st day of January, 2021.

Arnold B. Tschirgi
 ARNOLD B. TSCHIRGI

Loretta J. Tschirgi
 LORETTA J. TSCHIRGI

Charter B. Tschirgi
 CHARTER B. TSCHIRGI

STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Arnold B. Tschirgi, this 21st day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022



STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Loretta J. Tschirgi, this 21st day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022



STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Charter B. Tschirgi, this 21st day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022



Diane L. Cherni
 NOTARY PUBLIC

WARRANTY DEED

Arnold B. Tschirgi and Loretta J. Tschirgi, husband and wife, and Charter B. Tschirgi, son, grantors, of Sheridan County, Wyoming, CONVEY and WARRANT TO Joseph Ferro and Shabon Ferro, husband and wife, as tenants by the entireties with full rights of survivorship, grantees, a 123.9 acre tract of real estate situate in Sheridan County, Wyoming, which said tract is fully described in the plat and legal description annexed hereto as Exhibit A and made a part hereof by this reference:

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Grantees' address is 6918B New London Road, New Market, MD 21774.

WITNESS our hands this 21st day of January, 2021.


ARNOLD B. TSCHIRGI


LORETTA J. TSCHIRGI

TSCHIRGI.CHART: Digitally signed by
ER.B.1153310870
Date: 2021.01.21 08:30:29 -0800
CHARTER B. TSCHIRGI

STATE OF WYOMING)
:SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Arnold B. Tschirgi, this 21st day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022


NOTARY PUBLIC



STATE OF WYOMING)
:SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Loretta J. Tschirgi, this 21st day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022


NOTARY PUBLIC



STATE OF WYOMING)
:SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Charter B. Tschirgi, this 21st day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022


NOTARY PUBLIC





1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

A PARCEL OF LAND SITUATED IN PORTIONS OF THE NE1/4NE1/4, SE1/4NE1/4, SW1/4NE1/4, NW1/4SE1/4, AND NE1/4SE1/4 OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP W.J.P. 573; THENCE S00°15'30"E A DISTANCE OF 1325.72 FEET TO THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PELS 2614 ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE CENTER 1/4 LINE BETWEEN THE SW1/4NE1/4 AND THE SE1/4NW1/4 OF SAID SECTION 8, S00°14'37"E A DISTANCE OF 1326.32 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 8, MOUNUMENTED BY AN ALUMINUM CAP PELS 3864; THENCE ALONG THE CENTER 1/4 LINE BETWEEN THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SAID SECTION 8, S00°16'00"E A DISTANCE OF 538.68 FEET TO AN ALUMINUM CAP PLS 17907; THENCE N89°38'41"E A DISTANCE OF 2671.43 FEET TO THE EAST LINE OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PLS 17907; THENCE ALONG THE EAST LINE OF SAID SECTION 8, N00°21'19"W A DISTANCE OF 550.46 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 8, MONUMENT BY A BRASS CAP W.J.P. 537; THENCE ALONG THE EAST LINE OF SAID SECTION 8, N00°21'09"W A DISTANCE OF 879.02 FEET TO THE CENTERLINE OF EARLY CREEK ROAD (COUNTY ROAD 97), MONUMENTED BY AN ALUMINUM CAP PLS 17907; THENCE ALONG THE SAID CENTERLINE FOR THE FOLLOWING 4 CALLS: N37°20'21"W A DISTANCE OF 748.48 FEET, N44°28'31"W A DISTANCE OF 243.22 FEET, N53°59'34"W A DISTANCE OF 546.94 FEET, N49°33'10"W A DISTANCE OF 361.31 FEET TO AN ALUMINUM CAP PLS 1440; THENCE LEAVING SAID CENTERLINE AND ON THE EAST 1/16TH LINE OF SAID SECTION 8 BETWEEN THE NE1/4NE1/4 AND NW1/4NE1/4 OF SAID SECTION 8, S00°19'09"E A DISTANCE OF 891.54 FEET TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PELS 2614; THENCE ALONG THE NORTH 1/16TH LINE BETWEEN THE NW1/4NE1/4 AND THE SW1/4NE1/4 OF SAID SECTION 8, S89°23'42"W A DISTANCE OF 1333.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL DESCRIPTION CONTAINS 123.90 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

NO. 2021-768784 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
JOSEPH FERRO P O BOX 891
RANCHESTER WY 82839

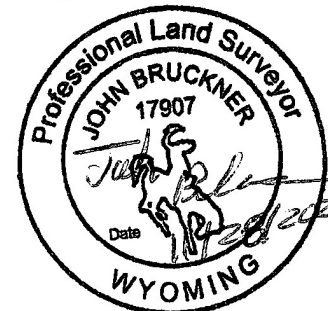


Exhibit A