



## WARRANTY DEED

Richard Paul Huson and Mae Ellen Huson, 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 Lonnie C. Kenneda and Teresa A. Kenneda, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 275 City View Dr, Evanston, WY 82930 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:

**A tract of land situated in the South half of the Northwest quarter of Section 35, Township 56 North Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:**

Commencing at a point on the South line of the said Northwest quarter 381.2 feet West of the intersection of the center line of Avoca Avenue with said South line of said Northwest quarter, thence West 100 feet; thence due North to the South line of Avoca Avenue; thence Southeasterly along said South line of Avoca Avenue to a point due North of the point of beginning; thence due South to the point of beginning. EXCEPTING THEREFROM that portion conveyed by Warranty Deed to the City of Sheridan, Wyoming, Recorded in Book 418, Page 289.  
AND

A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, described as follows:  
Commencing at the West quarter corner of said Section 35 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 5369); thence N77°53'53"E, 1333.51 feet to the point of beginning of said tract, said point lying on the east line of a tract of land described in Book 423 of Deeds, Page 155; thence through a curve to the right having a radius of 462.12 feet, a central angle of 12°04'19", an arc length of 97.37 feet, a chord bearing of S69°26'07"E, and a chord length of 97.19 feet to a point; thence S89°30'42"E 8.72 feet to a point, said point being the northeast corner of a tract of land described in Book 418 of Deeds, Page 289; thence S00°49'40"W, 0.21 feet to a point, said point being the southeast corner of a said tract described in Book 418 of Deeds, Page 289; thence N89°30'42"W, 99.99 feet along the south line of said tract described in Book 418 of Deeds, Page 289, to a point, said point being the southeast corner of said tract described in Book 423 of Deeds, Page 155; thence N00°28'02"E, 33.57 feet along the east line of said tract described in Book 423 of Deeds, Page 155 to the Point of Beginning of said tract;

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 17 day of December, 2020.

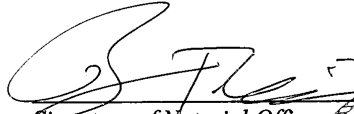
Richard Paul Huson

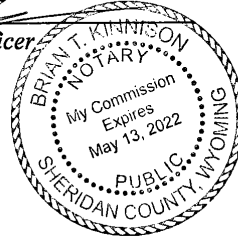
Mae Ellen Huson

STATE OF Wy)  
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 17<sup>th</sup> day of December, 2020 by  
Richard Paul Huson.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

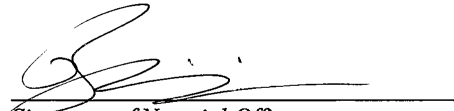


My Commission expires: 5-13-22

STATE OF Wy)  
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 17<sup>th</sup> day of December, 2020 by Mae  
Ellen Huson.

WITNESS my hand and official seal.

  
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My Commission expires: 5-13-22