

## WARRANTY DEED

Jesse McGowan, a single person, GRANTOR, 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 Jesse McGowan, a single person and Chelsie Bohnsack, a single person, as joint tenants with rights of survivorship, GRANTEES, whose address is 1413 Emerson St., Sheridan WY, 82801 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:


**An unplatted tract of land situated within the original boundary traverse of Sheltered Acres Subdivision of the City of Sheridan, Sheridan County, Wyoming, as shown on the recorded plat thereof and lying and being within the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, described as follows: to-wit;**

**Beginning at a point which is S46°30'E 648.8 feet from the Northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ , thence S89°46'W 102 feet, thence S0°01'E 75.4 feet, thence S62°26'E 86 feet, thence S52°34'E 60.3 feet, thence N11°45'W 105.4 feet, thence N0°37'W 50 feet to the point of beginning;**

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 our hands this 14 day of May, 2021.

  
Jesse McGowan

STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 14 day of May, 2021 by  
Jesse McGowan

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

