



2023-789498 12/26/2023 10:20 AM PAGE: 1 OF 3  
 FEES: \$18.00 SM WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**WARRANTY DEED**

Kevin Roberts, 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 Barney R. Averill, Trustee, Bar-T-Trust whose address is 1649 Heights Ave., Sheridan, WY 82801, GRANTEE, the following described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

See Exhibit A attached hereto and incorporated by this reference

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto,

TOGETHER with all water and water rights, ditch and reservoir rights adjudicated thereto,

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 22<sup>nd</sup> day of September, 2021.


GRANTOR:

  
 Kevin Roberts

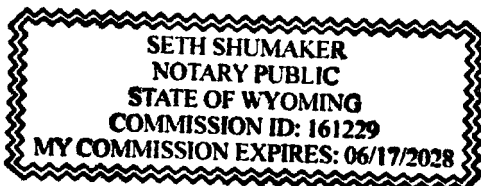
STATE OF WYOMING                    )  
   ) ss.  
 County of Sheridan                    )

The foregoing instrument was acknowledged before me this 16 day of March, 2023, by Kevin Roberts, a single person.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Rank and Title: Notary Public

My Commission Expires: \_\_\_\_\_.





**Exhibit A**

**LEGAL**

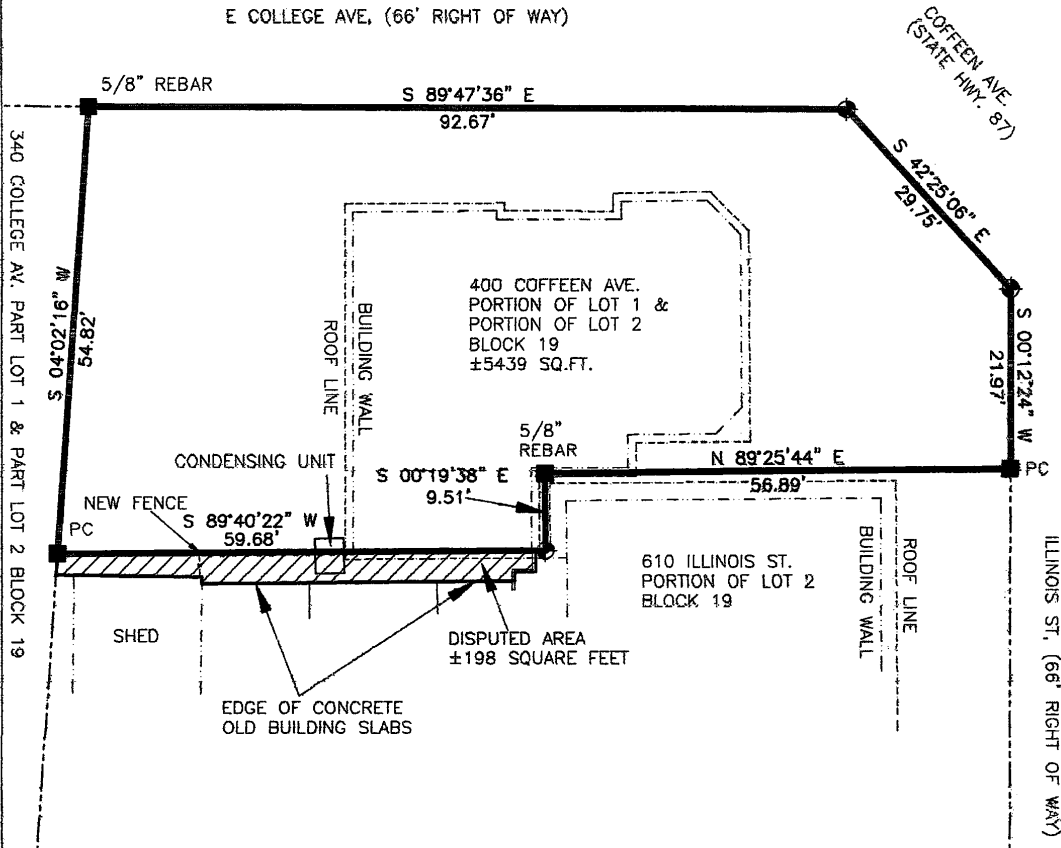
BEING A PORTION OF LOT 2, BLOCK 19 OF COFFEEN ADDITION TO THE CITY OF SHERIDAN, WYOMING, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4), SECTION 35, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING. AND BEING MORE PARTICULARLY BEING DESCRIBED AS;

BEGINNING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 541, PAGE 139 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 89°40'22" E, 58.42 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S 00°19'38" E, 2.59 FEET TO THE NORTH WALL OF HOUSE; THENCE S 89°40'22" W, 2.56 FEET ALONG SAID NORTH WALL; THENCE S 00°00'00" 1.07 FEET ALONG THE WEST WALL OF SAID HOUSE; THENCE S 89°26'58" W, 38.21 FEET ALONG THE NORTH LINE OF OLD BUILDING SLABS TO THE EAST WALL OF EXISTING SHED; THENCE N 00°49'53" E, 0.86 FEET ALONG SAID EAST WALL TO THE NORTH WALL OF SAID EXISTING SHED; THENCE N 89°10'07" W, 17.86 FEET ALONG SAID NORTH WALL AND CONTINUING PAST TO THE WEST LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED 2021-767357 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 04°02'16" E, 2.59 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING OF SUBJECT TRACT. SUBJECT TRACT CONTAINING AN AREA OF +/- 198 SQUARE FEET

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD

### EXHIBIT OF SURVEY

OF A PORTION OF LOTS 1&2, BLOCK 19, COFFEEN ADDITION TO THE TOWN, NOW THE CITY OF SHERIDAN,  
AS DESCRIBED IN WARRANTY DEED BOOK 541, PAGE 139 LOCATED IN  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 35,  
TOWNSHIP 56 NORTH, RANGE 64 WEST, OF THE 6TH PRINCIPLE MERIDIAN,  
SHERIDAN COUNTY, WYOMING CONTAINING ±.12 ACRES MORE OR LESS.



SURVEYOR'S CERTIFICATE:  
I, CLAYTON P. ROSENLUND DO HEREBY  
CERTIFY THAT THIS PLAT WAS MADE FROM AN  
ACTUAL FIELD SURVEY PERFORMED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT IT  
CORRECTLY SHOWS THE LOCATION TO THE  
BEST OF MY KNOWLEDGE.



SCALE: 1"=18'



BASIS OF BEARINGS ARE  
US STATE PLANE, NAD 83  
WYOMING EAST CENTRAL ZONE  
DISTANCES ARE GROUND (US  
SURVEY FEET)  
PAF:1.000235

#### LEGEND

- CALCULATED CORNER
- FOUND CORNER AS NOTED
- ⊕ SET 1.5" AC PER LS 14250
- AC ALUMINUM CAP
- PC PLASTIC CAP
- LOT LINE
- - - ADJOINING LOT LINE



Cannon Consulting LLC

Making  
every shot count

PREPARED BY:

Cannon Consulting LLC (307) 752-0109

FOR:

BARNEY AVERILL  
SHERIDAN, WY. 82801

Date: 11/17/22

NO. 2023-789498 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BARNEY AVERILL