



2017-738002 10/10/2017 10:20 AM PAGE: 1 OF 1  
BOOK: 569 PAGE: 631 FEES: \$12.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# WARRANTY DEED

Kelryco, Inc., a Wyoming corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Willow Creek Communities, LLC, a Wyoming limited liability company, GRANTEE, whose address is 2441 Belmont Rd. Casper Wyo 82604 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:

**That portion of Lot 2 of the Quarterman Circle Subdivision to the City of Sheridan, SE¼NW¼, Section 35, Township 56 North, Range 84 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, said portion being more particularly described as follows:**

**Beginning at the Southwesterly corner of said Lot 2 of the Quarterman Circle Subdivision, (found 3¼" Aluminum Cap per LS 2615); thence N.35°19'50"E., 140.15 feet along then Northwesterly line of said Lot 2 to a point; thence S.54°25'48"E., 247.37 feet to a point, said point lying on the Southwesterly line of said Lot 2 and being the Northwesterly corner of Lot 3 of the Quarterman Circle Subdivision, (found 1½" Plastic Cap per LS 520); thence S.35°31'56"W., 139.85 feet along said Southwesterly line to a point, said point being the Southeasterly corner of said Lot 2, (found 1½" Aluminum Cap per LS 2615); thence N. 54°29'53"W., 246.88 feet along the Southwesterly line of said Lot 2 to the POINT OF BEGINNING of said portion;**

**EXCEPTING THEREFROM that certain parcel of land as conveyed to The City of Sheridan, Wyoming, City Hall, as contained in Warranty Deed recorded March 24, 2005 In Book 461, Page 788;**

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 6<sup>th</sup> day of Oct, 2017.

Kelyrco, Inc., a Wyoming corporation

By: Dennis R. Lawrence  
Title: President

STATE OF Wyoming )  
COUNTY OF Johnson )ss.

This instrument was acknowledged before me on the 6<sup>th</sup> day of October, 2017, by Dennis R. Lawrence, as President of Kelyrco, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Jackie L. Howell  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 6-24-18

