

When Recorded Return to:

EDWARDS LAW OFFICE, P.C.
PO Box 5345
Etna, WY 83118

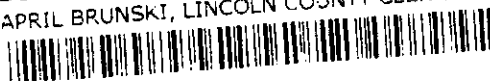
Mail Tax Notices to:

William and Kathleen Jenkinson
P.O. Box 3190
Alpine, WY 83128

1010732

8/3/2020 11:49 AM

LINCOLN COUNTY FEES: \$42.00 PAGE 1 OF 11
BOOK: 984 PAGE: 151 DEED, WD
APRIL BRUNSKI, LINCOLN COUNTY CLERK



WARRANTY DEED

William R. Jenkinson and Kathleen P. Jenkinson, Husband and Wife as tenants by the entireties, Grantors, whose address is 703 Sunset Drive, Alpine, Wyoming, for and in consideration of ten dollars (\$10) in hand paid, the trust created, and other good and valuable consideration, receipt of which is hereby acknowledged, hereby conveys and warrants to William R. Jenkinson and Kathleen P. Jenkinson, Trustees of the William R. Jenkinson and Kathleen P. Jenkinson Revocable Living Trust dated July 9, 2020, and any amendments thereto, Grantees, whose address is 703 Sunset Drive, Alpine, Wyoming, the following described real estate situate in the County of Lincoln, State of Wyoming and legally described as:

THAT PROPERTY DESCRIBED ON THE ATTACHED WARRANTY DEED AS EXHIBIT A, RECORDED ON FEBRUARY 24, 1999 AS DOCUMENT NO. 856928, IN BOOK 426 ON PAGE 439, IN THE LINCOLN COUNTY CLERK'S OFFICE, KEMMERER, WYOMING. THIS PROPERTY WAS ORIGINALLY KNOWN AS LOTS 276 AND 281 OF LAKEVIEW ESTATES TRACT (A), RENAMED LOT NUMBER 702, ON APRIL 16, 1996, BY RESOLUTION NO. 1-04-16-96, BY THE TOWN OF ALPINE, SEE ATTACHED EXHIBIT B.

Warranty Deed

William R. Jenkinson and Kathleen P. Jenkinson Alpine Property Lot 702

free from encumbrances; and Grantors warrant the title thereto against the lawful claims of all persons whomsoever, except: restrictions, reservations, easements, and encumbrances of record.

Hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of this state, and Grantors hereby reserving and incorporating all rights pursuant to W.S. 4-10-402(c)(d), or any similar provision.

DATED: this 27 day of July, 2020.

William R. Jenkinson
William R. Jenkinson

Kathleen P. Jenkinson
Kathleen P. Jenkinson

STATE OF WYOMING

)

) SS

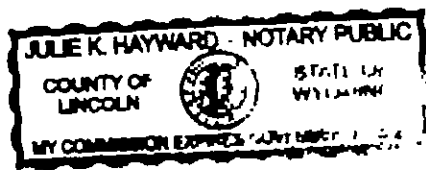
COUNTY OF LINCOLN

)

The foregoing instrument was acknowledged before me a Notarial Officer, by William R. Jenkinson and Kathleen P. Jenkinson, Husband and Wife, this 27 day of July, 2020.

Witness my hand and official seal.

SEAL



Julie K. Hayward
Notary Public

My commission expires: 11/1/2023

12-11305

BOOK 525 PR PAGE 439 **856928**
WARRANTY DEED

99 FEB 24 AM 10:29

JEANNE WAGNER
KEMMERER, WYOMING

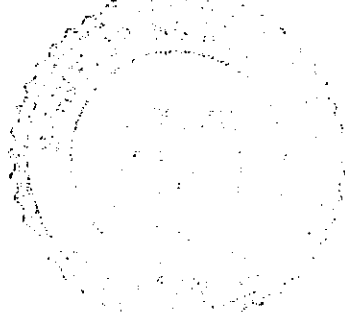
Surveyor Scherbel, LTD., a Wyoming corporation, having its principal place of business at Big Piney, Sublette County, Wyoming, (mailing address: PO Box 4296, Big Piney, WY 83113), grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, and other good and valuable consideration, **CONVEYS** and **WARRANTS** to **William R. Jenkinson** and **Kathleen P. Jenkinson**, husband and wife, as tenants by the entireties, of 306 Sunset Drive, PO Box 3190, Alpine, WY 83128, grantees, the following described real estate, situate in the County of Lincoln, State of Wyoming, and more particularly described as follows, to-wit:

Lots 276 and 281 of Lakeview Estates Tract (A), a subdivision of record in the Office of the Lincoln County Clerk as Plat No. 158 in the Town of Alpine, within the SW1/4SE1/4 of Section 29, T37N, R118W, Lincoln County, Wyoming, and also that part of that tract of record in the Office of the Lincoln County Clerk in Book 293 P.R., page 249 within said Lakeview Estates Tract (A), as more particularly described on EXHIBIT "A" attached.

SUBJECT TO that certain Driveway Easement dated February 6, 1997, granted by seller to buyer for access to Lots 274, 275, 279 and 280 in said Subdivision as more particularly described on the attached "Description for William Jenkinson of Driveway Easement from Surveyor Scherbel, LTD."

SUBJECT TO all covenants, easements, exceptions, restrictions, reservations and rights-of-way of sight or record including without limitation Restrictive Covenants recorded in Book 53 P.R., page 349 and in Book 246 P.R., page 409 and easements as delineated on the recorded plat.

IN WITNESS WHEREOF, the grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer as of this 18th day of February, 1999.

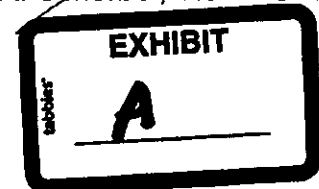


(corporate seal)

Surveyor Scherbel, LTD.
a Wyoming corporation

By *Marlowe A. Scherbel*
Marlowe A. Scherbel, Vice President

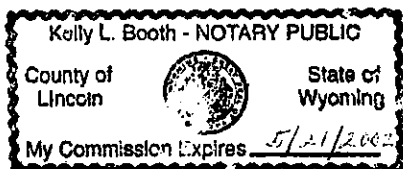
Attest: *Ernie W. Scherbel*
Assistant Secretary of corporation



STATE OF WYOMING :
: ss.
COUNTY OF LINCOLN :

On this 18th day of February, 1999, before me personally appeared Marlowe A. Scherbel, to me personally known, who, being by me duly sworn, did say that he is the Vice President of Surveyor Scherbel, LTD., a Wyoming corporation, described in and which executed the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Marlowe A. Scherbel acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal the day and year first above written in this certificate.



Kelly L. Booth
NOTARY PUBLIC

My commission expires: May 21, 2002

DESCRIPTION FOR JAMES N. ODELL
OF LOTS 276 AND 281 AND A
FRONTAGE TRACT ADJOINING
LOT 276 AND SUNSET DRIVE
WITHIN LAKEVIEW ESTATES TRACT (A)

77002

To wit:-

Lots 276 and 281 of Lakeview Estates Tract (A), a subdivision of record in said Office as Plat No. 158 in the Town of Alpine, within the SW1/4SE1/4 of Section 29, T37N, R118W, Lincoln County, Wyoming, AND

That part of that tract of record in the Office of the Clerk of Lincoln County in Book 293 of Photostatic Records on page 249 within said Lakeview Estates Tract (A), described as follows:

BEGINNING at the northeast point of said Lot 276 identical with an angle point on the southerly right-of-way line of Sunset Drive of said Lakeview Estates Tract (A);

thence N83°02'44"W, 100.00 feet, along the northerly line of said Lot 276 to the north-west point thereof;

thence N46°46'33"E, 69.89 feet, to a point at the intersection of the easterly right-of-way line of a twenty (20)-foot utility and access easement to the Town of Alpine and said southerly right-of-way line;

thence S38°52'09"E, 77.03 feet, along said southerly right-of-way line to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.06 acre, more or less;

ENCOMPASSING a total area of 0.53 acre, more or less;

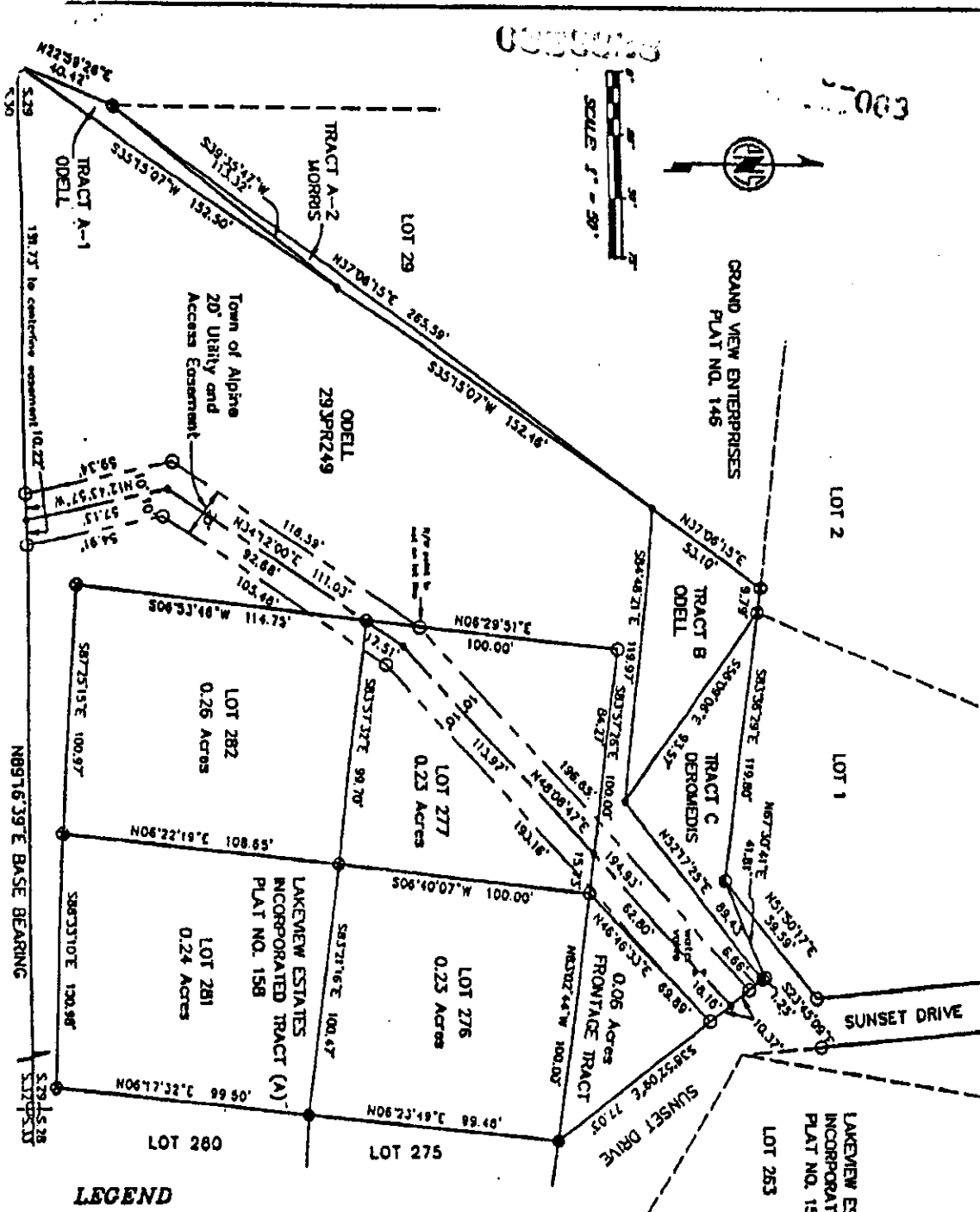
each "point" marked as described on the attached exhibit;

the BASIS of BEARING is the east half of the south line of said Section 29 being N89°16'39"W;

all in accordance with the attached exhibit titled: "EXHIBIT TO ACCOMPANY DESCRIPTION FOR JAMES N. ODELL OF A FRONTAGE TRACT ADJOINING LOT 276 AND SUNSET DRIVE WITHIN LAKEVIEW ESTATES TRACT (A), A SUBDIVISION IN THE TOWN OF ALPINE, WITHIN SW1/4SE1/4 SECTION 29 T37N R118W LINCOLN COUNTY, WYOMING", dated 12 September 1996;



12 September 1996
sas/ws/clus/lve276,p.2



DEED BY: SCILLA SCHERBEL
DATE: 11/11/11
WITNESSES: JAMES N. ODELL
WITNESSES: JAMES N. ODELL
WITNESSES: JAMES N. ODELL



SURVEYOR: JAMES N. ODELL

PROFESSIONAL LAND SURVEYOR

WITNESSES: JAMES N. ODELL, JAMES N. ODELL, JAMES N. ODELL

11/11/11

WITNESSES: JAMES N. ODELL, JAMES N. ODELL, JAMES N. ODELL

**DESCRIPTION FOR WILLIAM JENKINSON
OF DRIVEWAY EASEMENT FROM
SURVEYOR SCHERBEL, LTD.**

To wit:—

That part of the SW1/4SE1/4 of Section 29, T37N, R118W, Lincoln County, Wyoming, including part of Lot 276 of Lakeview Estates Incorporated Tract (A), a subdivision of record in the Office of the Clerk of Lincoln County, within the Town of Alpine, described as follows:

BEGINNING at the northeast corner of said Lot 276, N63°48'45 "E, 480.67 feet of the southwest corner of said SW1/4SE1/4;

thence N38°52'09"W, 77.03 feet, along the south right-of-way line of Sunset Drive to a point;

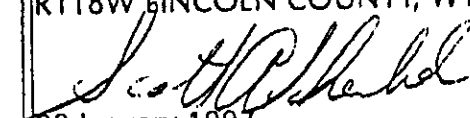
thence S25°07'33"E, 104.66 feet, to a point on the east line of said Lot 276;

thence N06°23'49"E, 35.00 feet, along said east line to the **CORNER OF BEGINNING**;

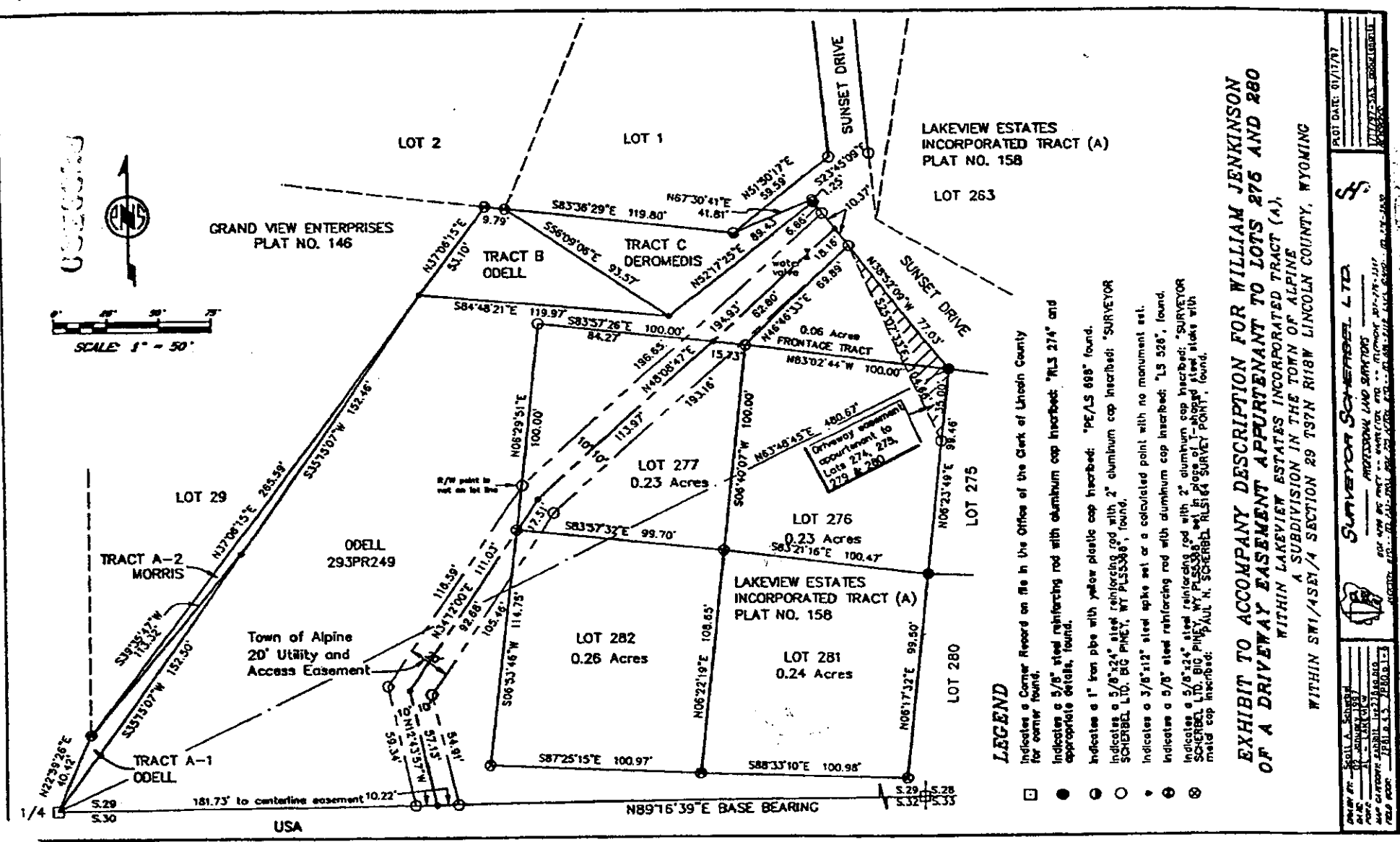
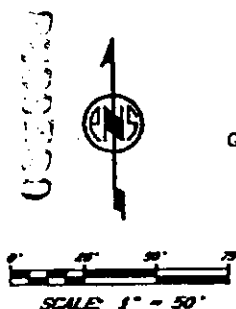
each "corner" and "point" monumented as described on the attached exhibit;

the **BASIS of BEARING** is the south line of said SW1/4SE1/4 — N89°16'39"E;

all in accordance with the attached exhibit titled: "EXHIBIT TO ACCOMPANY DESCRIPTION FOR WILLIAM JENKINSON OF A DRIVEWAY EASEMENT APPURTENANT TO LOTS 275 AND 280 WITHIN LAKEVIEW ESTATES INCORPORATED TRACT (A), A SUBDIVISION IN THE TOWN OF ALPINE WITHIN SW1/4SW1/4 SECTION 29 T37N R118W LINCOLN COUNTY, WYOMING", dated 02 January 1997.


02 January 1997

/sas/des/jenkinsn



LEGEND

- Indicates a Corner Record on file in the Office of the Clerk of Lincoln County for corner found.
- Indicates a 5/8" steel reinforcing rod with aluminum cap inscribed: "PLS 274" and appropriate details, found.
- Indicates a 1" iron pipe with yellow plastic cap inscribed: "PE/LS 688" found.
- Indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed: "SURVEYOR SCHENDEL LTD. BIG PINEY, WY PLSS388", found.
- Indicates a 3/8"x12" steel spike set or a calculated point with no monument set.
- Indicates a 5/8" steel reinforcing rod with aluminum cap inscribed: "LS 526", found.
- Indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed: "SURVEYOR SCHENDEL LTD. BIG PINEY, WY PLSS388", set in place of 1"-shaped steel stake with field cap inscribed: "PAUL N. SCHENDEL RLS164 SURVEY POINT", found.

**EXHIBIT TO ACCOMPANY DESCRIPTION FOR WILLIAM JENKINSON
OF A DRIVEWAY EASEMENT APPURTENANT TO LOTS 275 AND 280
WITHIN LAKEVIEW ESTATES INCORPORATED TRACT (A),
A SUBDIVISION IN THE TOWN OF ALPINE
WITHIN SW1/4SE1/4 SECTION 29 T37N R18W LINCOLN COUNTY, WYOMING**

| | | |
|---|---|------------------|
| Surveyor WILLIAM JENKINSON 1717 W. 2ND ST. LARAMIE, WY 82001 | Surveyor SCHENDEL LTD. 1000 W. 1ST ST. LARAMIE, WY 82001 | Date 01/17/97 |
|---|---|------------------|

A RESOLUTION TO INSURE ACCESS TO THE LAND OWNED BY INDIVIDUALS IN THE LAKEVIEW ESTATES SUBDIVISION IN THE TOWN OF ALPINE.

Be it resolved that in the Lakeview Estates Subdivision of the Town of Alpine the land between lots #278 through #282 and the U.S. Forest boundary will become part of the private lots. This is the official disestablishment of a possible road which was not connected to the town road system. (There has been no access to the above mentioned lots.)

Be it further resolved that access be obtained by combining the following lots:

A. Lots #277 and #282 and extend the southern boundary to the Forest. Renumber the new lot #701. Both lots are owned by James and Mary O'Dell.

B. Lots #276 and #281 and extend the southern boundary to the Forest. Renumber the new lot #702. Both lots are owned by James and Mary O'Dell.

C. Lots #274, 275, 278, 279, and 280 and extend the southern boundary to the Forest. Renumber the new lot #703. All lots are owned by Kathleen and William Jenkinson.

D. Move the Northwestern boundary of lot #283 fifty feet East to coincide with the boundary between lots #271 and #272 and extend lot #272 to the forest boundary. Renumber the new lot #704. Both lots are owned by Kathleen and William Jenkinson.

E. Lots #271 and the smaller lot #283. Number the new Lot #705. Both lots are owned by Kathleen and William Jenkinson.

It is therefore resolved that the above changes ensure access to all the land in the area by the individual property owners.

This resolution passed and approved the 16th day of April 1996.

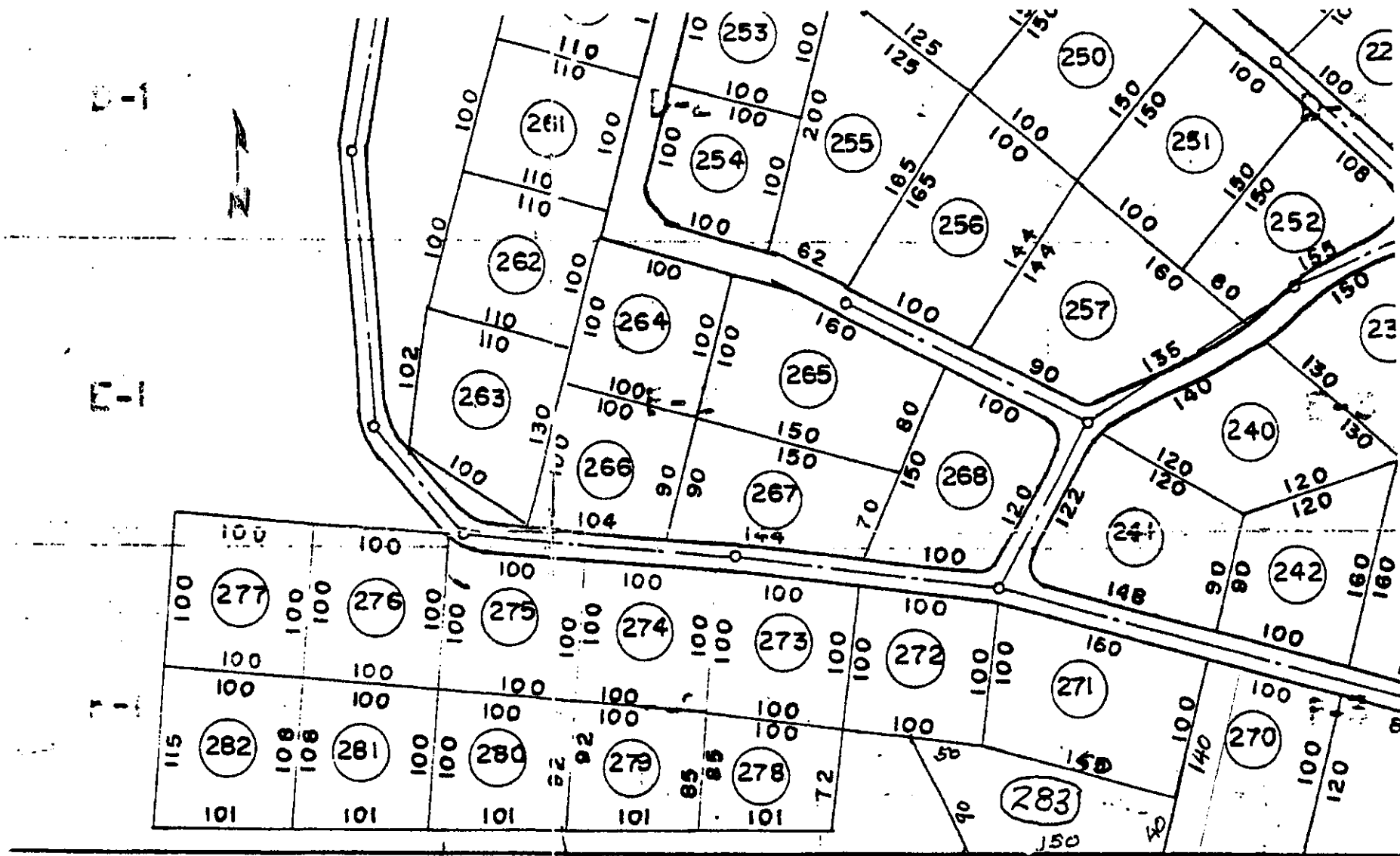
SIGNED BY:

Donn H. Wooden
DONN H. WOODEN, MAYOR

ATTEST:

William Taylor
acting clerk





CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF LINCOLN

I, Ivan L. Call of Afton, Wyoming hereby certify that this area
 subdivision plot was made from notes taken during an actual

D-1

E-1

