



# Sheridan County

224 S. Main St. Suite 428  
Sheridan, WY 82801  
(307) 674-2920

Permit to Construct

**Permit 3-35-24**

☒ **Residential**  
☐ **Commercial**

☒ **New**

☐ **Modified (Replacement)**  
☐ **Permit Renewal**

Site Address: 188 Early Creek Road

Applicant: Ferro Joseph & Shabon  
(Last) (First)

Mailing Address PO Box 891  
(Street or P.O. Box)

Ranchester WY 82839  
(City) (State) (Zip)

This permit hereby authorizes the Applicant to construct, install or modify a small wastewater facility located in:

       Subdivision, Block,        Lot       ;

or unplatted Legal Description NE1/4 NE1/4 ¼ ; Sec. 8 ; T 57 N; R85 W;  
in the County of Sheridan, Wyoming. This permit will be effective for a period of  
one (1) year from the date of issuance.

The permittee shall construct and operate the permitted facility in accordance with  
the statements, representations, procedures, terms and conditions of the permit  
application.

Authorized by:

*W. Smiley*  
County Inspector

7/15/21

Date of Issuance

# SEPTIC SYSTEM ASBUILT

**SEPTIC PERMIT #** 3-35-24 **Installed** 7/6/2021  
**Owner:** Joeseeph Ferro **by** Wes Smiley  
**Site :** 188 Early Creek road  
**Installer:** Joseph Ferro

ground water test pit done 5/23/2024 excavated 11 no water to 11 feet plus  
 Bottom of field no more than 7 feet below existing grade

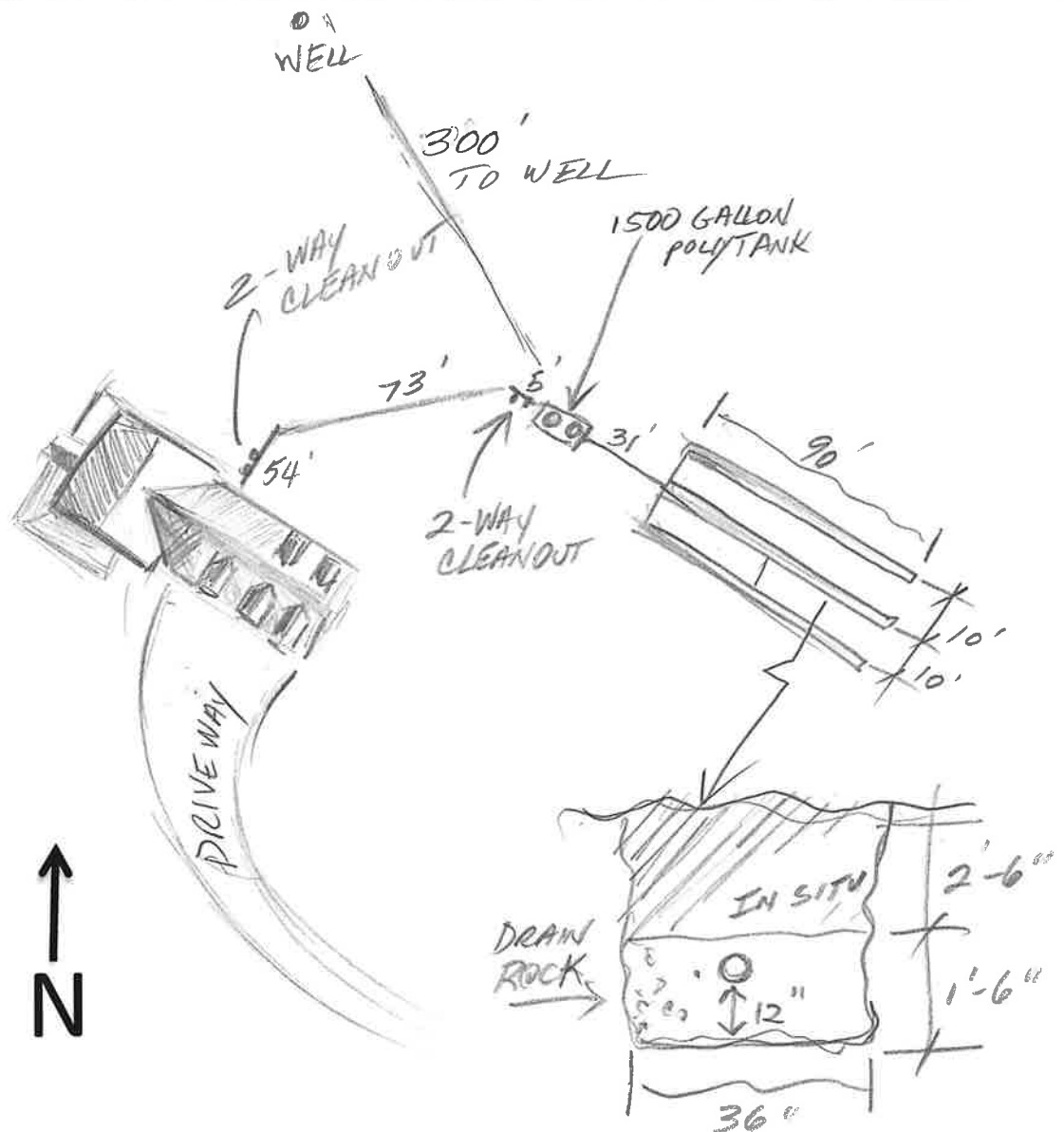
Single Family Dwelling 3 bedrooms 390 gpd  
 Perc Rate 60 minutes per inch Loading Rate = 0.3  
 390 divided by 0.3 equals 1300 square feet absorption area **REQUIRED**

**Pipe trench System with** 1500 **gallon Noresco Poly Tank**  
 trench 3 feet wide 1 foot rock under pipe equals 5 sq ft absorption area  
 per linear foot  
 1300 divided by 5 equals 260 linear foot of trench **REQUIRED**

**Install 3 PIPE TRENCH SYSTEM WITH**

	3	trenches	90	feet long equals	270	linear foot of trench	<b>APPROVED</b>
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44.930354°  
 -107.135608°



## Site Suitability

The owner must be aware of the depth of the impermeable soil layer, the seasonal high groundwater level, and slope when considering system location. **A County representative must inspect a ground water test pit prior to application submission. Call (307) 674-2920 to schedule an inspection.** Upon inspection, answer below:

<b>EXCAVATION</b>	Was an excavation conducted within the <b>proposed location</b> of leachfield?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Was the test pit open at least 24 hours prior to inspection?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Was bottom of the excavation <u>at least 4 feet below</u> bottom of the proposed leachfield?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Depth of Excavation? <u>11'</u>		
	Who conducted the excavation?: <u>Jae Ferro</u> Date: <u>5-23</u>		
	Name of County Representative to inspect test pit: <u>not inspected</u> Date: _____		

<b>SLOPE</b>	What is the estimated slope of the proposed leachfield area? <u>1%</u>
	How far away is the nearest break in slope (such as the side of a hill)? <u>300 + feet</u>

<b>OTHER</b>	How far away is the nearest surface water body, such as a lake, river, pond, creek, ditch, or wetland from the proposed leachfield area? <u>400 yards</u>
	How far away are areas where the soil may be compacted by vehicles, such as roads or parking spaces, from the proposed leachfield area? <u>800 + yards</u>
	How far away are water supply wells (drinking or irrigation wells), cisterns, or water supply lines from the proposed leachfield area? <u>300 yards</u>
	Do surface drainage features (ditches, depressions, or swales) direct runoff from paved areas such as roofs, patios, or driveways, away from the leachfield? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>

### County Inspector will complete the following:

<b>IMPERMEABLE LAYER</b>	Was a rock layer observed? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	If yes, at what depth below ground surface?
	Was a clay layer observed? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>
	If yes, at what depth below ground surface? <u>2' to 3' Approx</u>

<b>HIGH GROUNDWATER</b>	Was groundwater present in the excavation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	If yes, at what depth below ground surface?
	Did the soil have a mottled color (which can be indicative of groundwater)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	If yes, at what depth below ground surface?
	Was the soil stained a dark color or was a salt/alkali layer encountered? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
	If yes, at what depth below ground surface?
	Does the soil have an alkali crust at the surface, a rotten egg smell, or a blue-gray or greenish-gray color that may indicate frequent/continuous saturation? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>
If yes, at what depth below ground surface?	

# Sheridan County Small Wastewater Application Form

For Permit to Construct Conventional Small Wastewater System ONLY for facilities treating less than 2,000 gallons per day.

Not to be used for evaporation ponds or other non-conventional systems. For non-conventional systems, contact Sheridan County Public Works. For systems exceeding 2,000 gallons per day, contact the Underground Injection Control Program at 307-777-5623 or refer to: <http://deq.wyoming.gov/wqd/underground-injection-control/>

Complete entire package and submit to: Sheridan County Public Works

224 S. Main Street, Suite 428, Sheridan, WY 82801

**Fee \$250;** Additional fee levied if system construction starts prior to permit approval.

## COUNTY USE ONLY

Permit Number	3-35-24
Date Received	6-21-24
Date Approved	
Finalized	
Date Inspected	
Finalized	
Inspected by	

Name of Project: \_\_\_\_\_

Type of Building: Single Family Dwelling  
(single family dwelling, mobile home, commercial, etc.)

☒ New System County Zoning or Building Permit # \_\_\_\_\_

☐ Replacement system If so, what are you replacing? \_\_\_\_\_

Site Address: 188 Early Creek Rd. Ranchester WY 82839

Does the County approved plat require enhanced septic systems? ☐ Yes ☒ No or ☐ N/A

### • Legal Address: Must Attach Copy of Recorded Deed

Lot/Parcel Size: \_\_\_\_\_ feet by \_\_\_\_\_ feet OR 123.9 acres

Subdivision: \_\_\_\_\_ Lot # \_\_\_\_\_ Block# \_\_\_\_\_ OR

Township: S7N Range: 85W Section: 9 ¼ ¼ Section: \_\_\_\_\_

Water Source: ☒ Private well, SEO Well# \_\_\_\_\_ ☐ Municipal \_\_\_\_\_ (name)

☐ Cistern ☐ Community Well \_\_\_\_\_ (name)

Installer Information: Name: Joe Ferro

Address: 188 Early Creek Rd Ranchester WY 82839

Phone: 307-620-7401 E-mail: joeyferro23@gmail.com

**Signatures:** All undersigned certify under penalty of perjury that the owner or applicant has secured and shall maintain permission for County personnel and their invitees to access the permitted site, including (i) permission to access the land where the site is located, (ii) permission to collect resource data as defined by Wyoming Statute § 6-3-414, and (iii) permission to enter and cross all properties necessary to access the site if the site cannot be directly accessed from a public road. All undersigned agree to comply with all applicable Wyoming Statutes and Regulations and Sheridan County Rules & Regulations and to allow the activities described in this application.

Property Owner Printed Name: Joseph Ferro

Mailing Address: Po Box 891 Ranchester WY 82839

Phone: 307-620-7401 E-mail: joeyferro23@gmail.com

Property Owner Signature: Joseph Ferro (REQUIRED)

Engineer/Geologist Printed Name: (if required) \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

WY P.E.# \_\_\_\_\_ WY P.G.# \_\_\_\_\_

Engineer/Geologist Signature & Seal: \_\_\_\_\_



## Septic Tank and Piping Worksheet

<b>SEPTIC TANK</b>	Is the Septic Tank on the approved list? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
	If <u>Yes</u> , provide the following: Manufacturer: <u>NORMESC</u>	
	Model: <u>1500</u> Size: <u>1500</u> Tank Material: _____	
	If <u>No</u> , provide a tank diagram from the manufacturer and complete the following information:	
	Internal Dimensions: Length (in): _____ Width (in): _____ Height (in): _____	
	Liquid Depth (in): _____ Amount of Air Space Between top of liquid & Chamber Ceiling (in): _____	
	Tank Material: _____	
	Operating Capacity: ( _____ * _____ * _____ ) ÷ 231 = _____ gallons Length (in) Width (in) Liquid Depth (in) Operating Capacity	
	Depth of backfill over tank: <u>18"</u> (minimum of 6" required)	
	<b>PIPING</b>	Residences up to 4 bedrooms – Is the tank size 1,000 gallons or more? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>
If more than 4 Bedrooms – Does the tank have additional capacity of 150 gallons per additional bedroom, above 1,000 gallons? <span style="float: right;"><input type="checkbox"/> Yes <u>N/A</u> <input type="checkbox"/> No</span>		
Does the tank have a 20-inch access opening in <b>EACH</b> compartment of the tank and a riser from the access opening that terminates at a max of six inches below ground surface? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
Is septic tank installed on a level grade, with firm bedding to prevent settling, and without rock or other obstructions touching the tank per WQRR Chapter 25, sec. 10(a)(ii)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If installing two tanks in a series, install the downstream tank a minimum of 2 inches lower than the first to insure proper flow. Will the installer use a series of tanks as described? <span style="float: right;"><input type="checkbox"/> Yes <u>N/A</u> <input type="checkbox"/> No</span>		
Do access opening have a locking device? <u>Screwed down</u> <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>		
What is the <b>Piping material</b> from the building to the septic tank? <u>4" pvc</u>		
What is the <b>Pipe size (diameter)</b> ? <u>4"</u>		
<b>PIPING</b>	Is the pipe from building to the septic tank in a straight line? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
	If No, will cleanout ports be installed at any alignment change greater than 22.5 degree? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> <b>This is Required.</b>	
	Is the pipe from building to the septic tank greater than 100 feet? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
	If Yes, will the required cleanout ports be spaced along the line every 100 feet or less? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
	DEQ recommends a cleanout port facing each direction between the building and the tank. In only one is used, which direction does the required cleanout port face? <input type="checkbox"/> Toward Building <input type="checkbox"/> Toward Tank <u>Both Directions</u>	
	Is there a cleanout port just outside the building? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
	Does the piping have a minimum slope of ¼ inch per foot (2%)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
	If installer uses more than one trench, they must use a distribution box or flow divider tee to equalize flow. Will there be a distribution box or flow divider tee? <span style="float: right;"><input type="checkbox"/> Yes <u>N/A</u> <input type="checkbox"/> No</span>	
	Are all leachfield trenches less than 100 feet? <b>This is Required.</b> <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	

## Percolation Test Instructions

In order for a septic system to perform properly, the wastewater must move through the soil at an ideal rate, neither too fast nor too slow. A percolation test estimates the rate at which the water will percolate, or move, through the soil. The information provided by percolation tests is necessary to design leachfields correctly. Follow the steps below to complete a percolation test.

**1. Location of Percolation Test Holes.** The percolation (perc) test holes must be spaced uniformly over the proposed leachfield site. A minimum of three (3) test holes are required, although you can use more if desired.

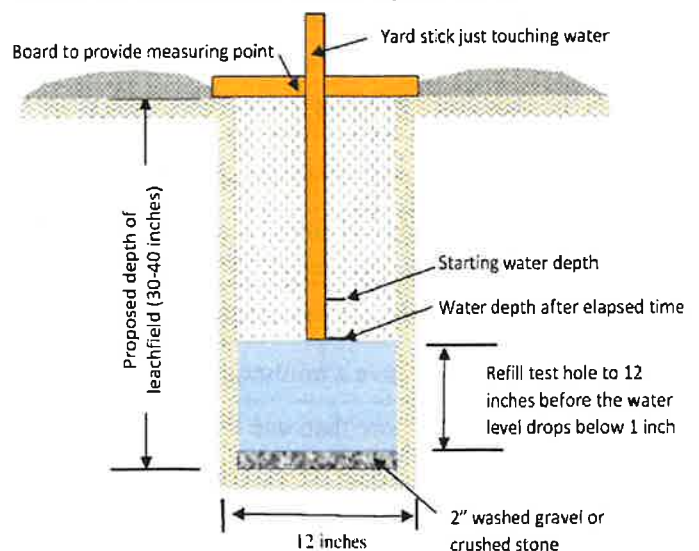
**2. Test Hole Preparation.** Dig or bore each hole 12 inches wide and as deep as the proposed depth of the leachfield (usually between 30 and 40 inches). Make sure the sides are vertical and scrape the sides and bottom of the hole with a sharp pointed instrument to restore a natural soil surface. Remove loose soil from the hole and place 2 inches of coarse sand, washed gravel, or crushed stone in the bottom in order to prevent scouring or sealing.

**3. Presoaking.** Presoaking is **absolutely** required to get valid percolation test results. Presoaking allows the water conditions in the test hole to reach a stable condition that is similar to a leachfield. Presoaking time varies with soil conditions, but presoak holes for at least 4 hours. Maintain at least 18 inches of water in the test holes for at least 4 hours, then allow the soil to swell for 12 hours (overnight is good) before starting the perc test. For sandy or loose soils, add 18 inches of water above the gravel or coarse sand. If the 18 inches of water seeps away in 18 minutes or less, add 18 inches of water a second time. If the second filling of 18 inches of water seeps away in 18 minutes or less, the soil is excessively permeable and the site is unsuitable for a conventional disposal system. If this is the case, contact your county small wastewater permitting authority or DEQ district office.

**4. Perc Rate Measurements.** Fill each hole with 12 inches of water and let the soil re-hydrate for 15 minutes prior to taking any measurements. Establish a fixed reference point such as a flat board placed across the top of the hole to measure the incremental water level drop at the constant time intervals. Measure the water level drop to the nearest 1/8 of an inch with a minimum time interval of 10 minutes. Normal time intervals are usually 10 or 15 minutes.

Refill the test hole to 12 inches above the gravel before starting the measurements. Measure down to the water from the fixed reference point. Record this value on the first line in the perc test data sheet (Page 10). Take another measurement after the time interval has elapsed and record on the second line of the table. Calculate the water level drop and record in the table.

Continue the test until the water level drop rate has stabilized, i.e. three consecutive measurements within 1/8 inch of each other. Before the water level drops below 1 inch above the gravel, refill the test hole to 12 inches. Some test holes may take longer to stabilize than others. If the drop rate continues to fluctuate, use the smallest drop rate out of the last six intervals for your calculations.



# Percolation Test Data Sheet

Owner/Project Name: Early Creek Date: 5-4-24

Test holes were pre-soaked for: 12 (hours/minutes) Time Interval: 15 min

**Do not perform percolation test if ground is frozen or if groundwater is present in holes. Holes must be 12 inches in diameter and evenly spaced over the leachfield area. Roughen sides and bottoms of holes and place 2 inches of gravel in each hole.**

		Hole #1 (Required)		Hole #2 (Required)		Hole #3 (Required)		Hole #4 (Optional)		Hole #5 (Optional)		Hole #6 (Optional)	
Depth of Hole:													
Time of Day	Time (Min)	Measure to nearest 1/8 inch		Measure to nearest 1/8 inch		Measure to nearest 1/8 inch		Measure to nearest 1/8 inch		Measure to nearest 1/8 inch		Measure to nearest 1/8 inch	
		Water Level	Drop	Water Level	Drop	Water Level	Drop	Water Level	Drop	Water Level	Drop	Water Level	Drop
10 AM		40"	-	41"	-	38"	-		-		-		-
10:15	15	39 1/2"	.5"	40"	1"	37 1/2"	.5"						
10:30	15	39 1/4"	.25"	39 1/2"	.5"	37"	.5"						
10:45	15	39"	.25"	39 1/8"	.375"	37"	.0"						
11:00	15	38 1/2"	.5"	38 3/4"	.375"	36 5/8"	.625"						
11:15	15	38 1/4"	.25"	38 1/2"	.25"	36 1/4"	.375"						
11:30	15	38"	.25"	38 1/8"	.375"	36"	.25"						
11:45	15	37 3/4"	.25"	38"	.125"	35 7/8"	.875"						
12:00	15	37 3/8"	.375"	37 5/8"	.375"	35 3/8"	.5"						
Time Interval (minutes)		15		15		15							
Final Interval Drop (inches)		2 5/8 1/4		3 3/8 1/4		2 5/8							
Perc Rate (min/inch)		5.7 60		4.444 60		5.7							
								Design Perc Rate (min/inch)		60			

**To calculate drop:** Subtract the water level measurement at the start of your time interval from the water level measurement at the end. The "Drop" is how far the water level went down during the stated time interval. Time intervals must be consistent for each hole throughout the test.

**Leachfield percolation (Perc) rate:** If 3 to 5 holes were tested, use the slowest (highest number) rate of the holes tested. If six or more holes were tested, use the average rate. Must Round Up.

Helpful Conversions:						
1/8 = 0.125	1/4 = 0.25	3/8 = 0.375	1/2 = 0.5	5/8 = 0.625	3/4 = 0.75	7/8 = 0.875

**To calculate Perc Rate (minutes per inch):** Time Interval (Minutes) ÷ Final Water Level Drop (inches)

**Example:** 10 minutes ÷ 1 1/8 inches = 8.9 minutes/inch

**I certify that the percolation test was done in accordance with Wyoming Water Quality Rules and Regulations and the instructions on the previous page.**

Joe Ferris Printed Name Joe Ferris Signature

## Leachfield Sizing Worksheet

Residential Design Flow Rate per Bedroom	
Quantity of Bedrooms	Flow Rate (gpd)
1 bedroom	150
2 bedrooms	280
3 bedrooms	390
4 bedrooms	470
5 bedrooms	550
6 bedrooms	630

**An unfinished basement is considered two (2) additional bedrooms.**

The design flow shall be increased by eighty (80) gpd for each additional bedroom over six (6).

**Non-Residential Design Flow Rate-**  
 Refer to Section 15 of Sheridan County Rules & Regulations Governing Wastewater Systems

☐ Check if applying for non-residential system

Facility Type \_\_\_\_\_

\_\_\_\_\_ # Units

x \_\_\_\_\_ Flow(gal/unit/day)

= \_\_\_\_\_ Design Flow Rate

**Complete for Residential Building** (single family dwelling, mobile home)

How many bedrooms does the residence have? 3

Does the residence have an unfinished basement? ☐ Yes ☒ No

*If Yes, you must add 2 more bedrooms to the number above*

Total Bedrooms: 3

Design Flow Rate = \_\_\_\_\_ (gpd) (from chart above)

Design Perc Rate = \_\_\_\_\_ (mpi) From Test Data on page 9. Find Loading Rate, Round Up if decimal.

Percolation Rate (mpi)	Loading Rate (gpd/ft <sup>2</sup> )	Percolation Rate (mpi)	Loading Rate (gpd/ft <sup>2</sup> )	Percolation Rate (mpi)	Loading Rate (gpd/ft <sup>2</sup> )	Percolation Rate (mpi)	Loading Rate (gpd/ft <sup>2</sup> )
<input type="checkbox"/> 5	0.80	<input type="checkbox"/> 13	0.56	<input type="checkbox"/> 21	0.45	<input type="checkbox"/> 34-35	0.37
<input type="checkbox"/> 6	0.75	<input type="checkbox"/> 14	0.54	<input type="checkbox"/> 22	0.44	<input type="checkbox"/> 36-37	0.36
<input type="checkbox"/> 7	0.71	<input type="checkbox"/> 15	0.52	<input type="checkbox"/> 23-24	0.43	<input type="checkbox"/> 38-40	0.35
<input type="checkbox"/> 8	0.68	<input type="checkbox"/> 16	0.50	<input type="checkbox"/> 25	0.42	<input type="checkbox"/> 41-43	0.34
<input type="checkbox"/> 9	0.65	<input type="checkbox"/> 17	0.49	<input type="checkbox"/> 26-27	0.41	<input type="checkbox"/> 44-46	0.33
<input type="checkbox"/> 10	0.62	<input type="checkbox"/> 18	0.48	<input type="checkbox"/> 28-29	0.40	<input type="checkbox"/> 47-50	0.32
<input type="checkbox"/> 11	0.60	<input type="checkbox"/> 19	0.47	<input type="checkbox"/> 30-31	0.39	<input type="checkbox"/> 51-55	0.31
<input type="checkbox"/> 12	0.58	<input type="checkbox"/> 20	0.46	<input type="checkbox"/> 32-33	0.38	<input checked="" type="checkbox"/> 56-60	0.30

Loading Rate = \_\_\_\_\_ (gpd/ft<sup>2</sup>)

**Calculate Minimum Leachfield Sizing:**

Design Flow (gpd) ÷ Loading Rate (gpd/ft<sup>2</sup>) = Minimum Required Leachfield

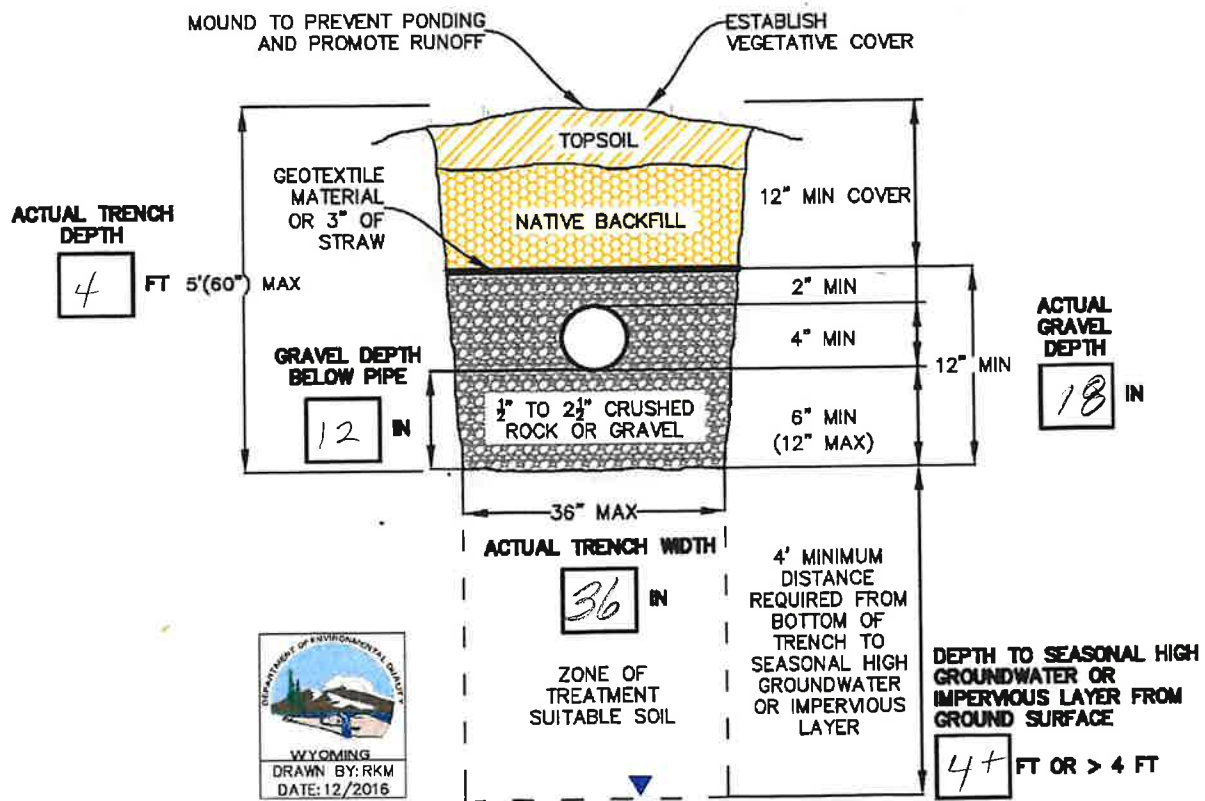
390 (gpd) ÷ 0.30 (gpd/ft<sup>2</sup>) = 1300 (sq. ft) (must round up)



## Perforated Pipe Trench Layout Worksheet

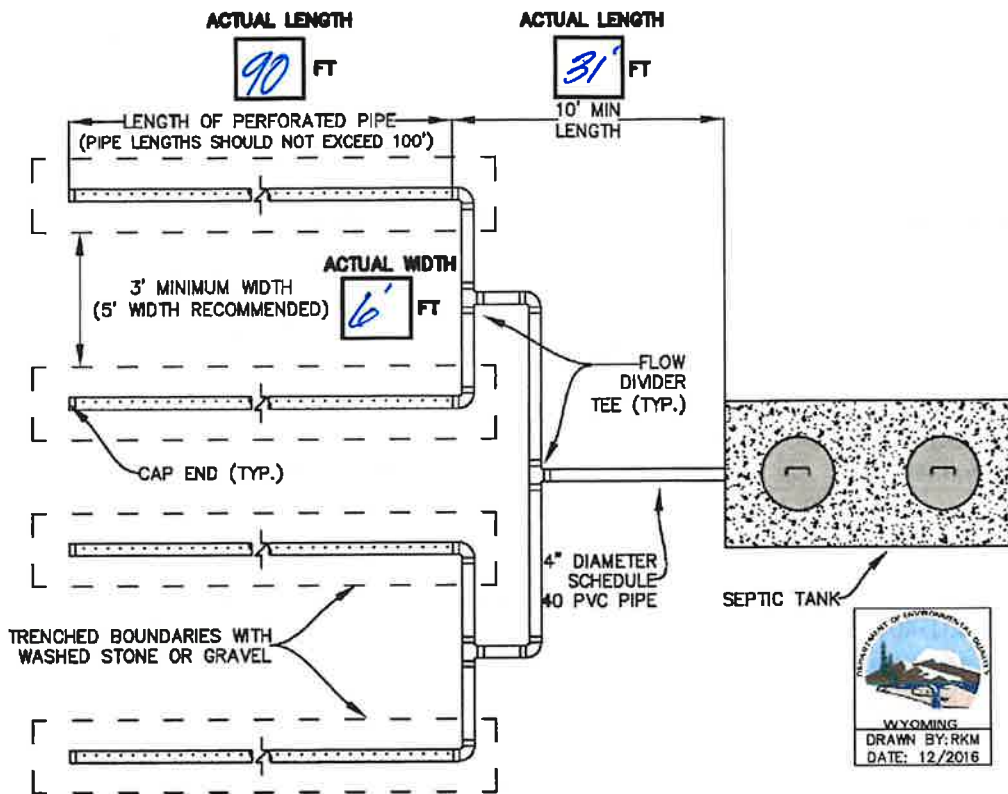
<b>Design</b>	Required Leachfield Area (Page 10)	1300			Box 1
	Depth of Trench Below Pipe (ft)	6"			Box 2
	Width of Trench (ft)	3			Box 3
	Absorptive Area Per Linear Foot of Trench (ft <sup>2</sup> /ft)	1 + 1 + 3 = 5			Box 4
		Trench Depth (Box 2)	Trench Depth (Box 2)	Trench Width (Box 3)	Absorptive Area
<b>Trench Layout</b>	Total Trench Length (ft)	1300 ÷ 5 = 260			Box 5
		Required Leachfield Area (Box 1)	Absorptive Area (Box 4)	Total Trench Length	
<b>Trench Layout</b>	Number of Trenches to Use	<b>Total Trench Length (ft) (from Box 5)</b>	<b>Minimum Number of Trenches to Use</b>	Box 6	
		<101	1	Number of Trenches to Use = <u>3</u>  Length of Trenches = _____  *A distribution box, or D-box, is required when an odd number of trenches is used.	
		101-200	2		
		201-300	3*		
		301-400	4		
		401-500	5*		
		501-600	6		

Please fill in the boxes on the diagram below.



## Perforated Pipe Trench Layout Diagram

### Example Layout Diagram



Draw your perforate pipe trench layout below or attach a separate sheet.



# Untitled Map

Write a description for your map.

Legend



Google Earth

Image © 2024 Airbus

100 ft





2021-768784 5/4/2021 10:22 AM PAGE: 1 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Arnold B. Tschirgi and Loretta J. Tschirgi, husband and wife, and Charter B. Tschirgi, son, grantors, of Sheridan County, Wyoming, CONVEY and WARRANT TO Joseph Ferro and Shabon Ferro, husband and wife, as tenants by the entireties with full rights of survivorship, grantees, a 123.9 acre tract of real estate situate in Sheridan County, Wyoming, which said tract is fully described in the plat and legal description annexed hereto as Exhibit A and made a part hereof by this reference:

Together with all improvements situate thereon and all water rights and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming; they make this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantees' address is 6918B New London Road, New Market, MD 21774.

WITNESS our hands this 21<sup>st</sup> day of January, 2021.

Arnold B. Tschirgi  
ARNOLD B. TSCHIRGI

Loretta J. Tschirgi  
LORETTA J. TSCHIRGI

Charter B. Tschirgi  
CHARTER B. TSCHIRGI

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Arnold B. Tschirgi, this 21<sup>st</sup> day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022



Diane L. Cherni  
NOTARY PUBLIC

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Loretta J. Tschirgi, this 21<sup>st</sup> day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022



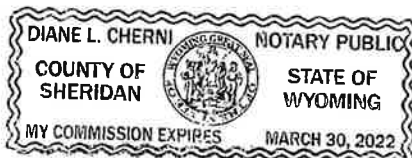
Diane L. Cherni  
NOTARY PUBLIC

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by Charter B. Tschirgi, this 21<sup>st</sup> day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022



Diane L. Cherni  
NOTARY PUBLIC



WARRANTY DEED

Arnold B. Tschirgi and Loretta J. Tschirgi, husband and wife, and Charter B. Tschirgi, son, grantors, of Sheridan County, Wyoming, CONVEY and WARRANT TO Joseph Ferro and Shabon Ferro, husband and wife, as tenants by the entireties with full rights of survivorship, grantees, a 123.9 acre tract of real estate situate in Sheridan County, Wyoming, which said tract is fully described in the plat and legal description annexed hereto as Exhibit A and made a part hereof by this reference:

Together with all improvements situate thereon and all water rights and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming; they make this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantees' address is 6918B New London Road, New Market, MD 21774.

WITNESS our hands this 21<sup>st</sup> day of January, 2021.

  
ARNOLD B. TSCHIRGI

  
LORETTA J. TSCHIRGI

TSCHIRGI.CHART: Digitally signed by  
TSCHIRGI.CHART:ER.B.1153310870  
ER.B.1153310870 Date: 2021.01.21 08:30:29 -08'00'  
CHARTER B. TSCHIRGI

STATE OF WYOMING )  
:ss  
COUNTY OF SHERIDAN )

The foregoing Instrument was acknowledged before me by Arnold B. Tschirgi, this 21<sup>st</sup> day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022

  
NOTARY PUBLIC

STATE OF WYOMING )  
:ss  
COUNTY OF SHERIDAN )



The foregoing Instrument was acknowledged before me by Loretta J. Tschirgi, this 21<sup>st</sup> day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022

  
NOTARY PUBLIC

STATE OF WYOMING )  
:ss  
COUNTY OF SHERIDAN )



The foregoing Instrument was acknowledged before me by Charter B. Tschirgi, this 21<sup>st</sup> day of January, 2021.

WITNESS my hand and official seal.

My Commission Expires: March 30, 2022

  
NOTARY PUBLIC





1849 TERRA AVE, SHERIDAN, WY 82801 | 307.672.0761

2021-768784 5/4/2021 10:22 AM PAGE: 3 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

A PARCEL OF LAND SITUATED IN PORTIONS OF THE NE1/4NE1/4, SE1/4NE1/4, SW1/4NE1/4, NW1/4SE1/4, AND NE1/4SE1/4 OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, MONUMENTED BY A BRASS CAP W.J.P. 573; THENCE S00°15'30"E A DISTANCE OF 1325.72 FEET TO THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PELS 2614 ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE CENTER 1/4 LINE BETWEEN THE SW1/4NE1/4 AND THE SE1/4NW1/4 OF SAID SECTION 8, S00°14'37"E A DISTANCE OF 1326.32 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PELS 3864; THENCE ALONG THE CENTER 1/4 LINE BETWEEN THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SAID SECTION 8, S00°16'00"E A DISTANCE OF 538.68 FEET TO AN ALUMINUM CAP PLS 17907; THENCE N89°38'41"E A DISTANCE OF 2671.43 FEET TO THE EAST LINE OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PLS 17907; THENCE ALONG THE EAST LINE OF SAID SECTION 8, N00°21'19"W A DISTANCE OF 550.46 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 8, MONUMENT BY A BRASS CAP W.J.P. 537; THENCE ALONG THE EAST LINE OF SAID SECTION 8, N00°21'09"W A DISTANCE OF 879.02 FEET TO THE CENTERLINE OF EARLY CREEK ROAD (COUNTY ROAD 97), MONUMENTED BY AN ALUMINUM CAP PLS 17907; THENCE ALONG THE SAID CENTERLINE FOR THE FOLLOWING 4 CALLS: N37°20'21"W A DISTANCE OF 748.48 FEET, N44°28'31"W A DISTANCE OF 243.22 FEET, N53°59'34"W A DISTANCE OF 546.94 FEET, N49°33'10"W A DISTANCE OF 361.31 FEET TO AN ALUMINUM CAP PLS 1440; THENCE LEAVING SAID CENTERLINE AND ON THE EAST 1/16TH LINE OF SAID SECTION 8 BETWEEN THE NE1/4NE1/4 AND NW1/4NE1/4 OF SAID SECTION 8, S00°19'09"E A DISTANCE OF 891.54 FEET TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 8, MONUMENTED BY AN ALUMINUM CAP PELS 2614; THENCE ALONG THE NORTH 1/16TH LINE BETWEEN THE NW1/4NE1/4 AND THE SW1/4NE1/4 OF SAID SECTION 8, S89°23'42"W A DISTANCE OF 1333.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL DESCRIPTION CONTAINS 123.90 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

**NO. 2021-768784 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
JOSEPH FERRO P O BOX 891  
RANCHESTER WY 82839



Exhibit A

SOLVING PROBLEMS AND DELIVERING VALUE