

WARRANTY DEED


Ronald L. Callantine and Peggy L. Callantine, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, **Herbert E. Roose and Amy J. Roose, as Trustees, or their successor(s) in trust, under the Roose Family Trust, dated August 13, 2012, as amended from time to time,** whose address is 1201 Delphi Avenue, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 1, Delphi Ridge Subdivision. A subdivision in Sheridan County, Wyoming, as filed in Drawer D of Plats, Number 16, in the Office of the Sheridan County Clerk.

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

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 14th day of May, 2013.



Ronald L. Callantine


Peggy L. Callantine

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Ronald L. Callantine and Peggy L. Callantine, this 14th day of May, 2013.

Witness my hand and official seal.



Signature of Notarial Officer

Notary Public

My Commission Expires: _____

