

## WARRANTY DEED

McKinley E. Baumgartner, 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, conveys and warrants to John W. Thom, a single person, GRANTEE, whose address is 810 E. 7th ST Sheridan, WY 82801, 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:

**East 42 feet of Lots 11 and 12, Block 43 of Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;**

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 hand this 20 day of April, 2020.

McKinley E. Baumgartner  
McKinley E. Baumgartner

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 20<sup>th</sup> day of April, 2020 by McKinley E. Baumgartner.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

