

## WARRANTY DEED

Robert E. Beckwith and Susan C. Beckwith, husband and wife AND Robert E. Beckwith and Susan C. Beckwith, Trustees of the Robert E. Beckwith and Susan C. Beckwith Living Trust, dated January 8, 2010, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Robert E. Beckwith and Susan C. Beckwith, Trustees of the Robert E. Beckwith and Susan C. Beckwith Living Trust, dated January 8, 2010, GRANTEE, whose address is 1968 Birch Avenue, 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:

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 18, Block 74 and Lots 1, 2, 3, 4, 5 and 6, Block 75 of Downers Addition, City of Sheridan, Sheridan County, Wyoming**

**AND**

**The entire vacated alley adjacent to Lots 1 and 18 and Lots 3 through 16 and the North 8 feet of vacated alley adjacent to Lot 2 of Block 74 and the entire vacated alley of Block 75 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.**

**AND**

**Lots 1, 2, 3, 4, 5 and 6 and the entire vacated alley of Block 76 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.**

**AND**

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 and the entire vacated alley of Block 75 of the Downers Addition to the 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 our hands this 30<sup>th</sup> day of April, 2021.