



TRANSFER ON DEATH DEED

I, Lisa Nicholls Mohatt, Grantor, hereby convey to Cara Nicholls, and if she predeceases me, then to Anthony James Nicholls, effective on my death, the following described real property.

The West 90 feet of the East 225 feet of the North 40 feet of the South 105 feet of Lot "H" of the Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming AND A tract being a part of Lot "H" Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows, to-wit: Beginning at a point 225 feet west, on the lot line, of the southeast corner of the Lot "H" of Held Addition and 55 feet north of the south lot line of said lot, said point being on the east side of Swan Street, thence east 90 feet to a point, thence north 10 feet to a point, thence west 90 feet to a point, thence south 10 feet to the point of beginning.

TOGETHER with any and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and improvements thereon, and any and all easements, rights of way, and other rights appurtenant 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.

If a grantee beneficiary predeceases the owner, the conveyance to that grantee beneficiary must either (choose one):

- ☒ Become void.
- ☐ Become part of the estate of the grantee beneficiary.

Dated this 20TH day of AUGUST, 2019.


Lisa Nicholls Mohatt, Grantor



2019-752002 8/20/2019 3:36 PM PAGE: 2 OF 2
BOOK: 582 PAGE: 488 FEES: \$15.00 MFP TRANSFER ON DEATH
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

Subscribed and sworn to before me this 20th day of AUGUST, 2019
by Lisa Nicholls Mohatt.

WITNESS my hand and official seal.



Mark J. Murphy
Notary Public

NO. 2019-752002 TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
MARK J MURPHY DRAWER G
SHERIDAN WY 82801