

RECORDED SEPTEMBER 9, 1980 BK 251 PG 254 NO 798986 MARGARET LEWIS, COUNTY CLERK

WARRANTY DEED

John D. Janney, and Agnes Janney, husband and wife,

grantor(s), of Sheridan County, and State
of Wyoming, for and in consideration of the sum of One Dollar (\$1.00) and
other good and valuable consideration DOLLARSin hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO
John D. Janney, Agnes Janney and Alice Janney Triplett, as joint tenants
with right of survivorship, and not as tenants in common
grantee(s), whose address is 240 Carlin, Sheridan, Wyoming 82801the 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:Lots 13 and 14, and the North 10 feet of Lot 15, Block 9, Coffeen's
Second Addition to the Town, now City of Sheridan, Sheridan County,
Wyoming, together with all improvements situate thereon and all
appurtenances thereunto appertaining or belonging.

WITNESS OUR hand s this 9th day of September, 1980.

John D. Janney
Agnes JanneyState of Wyoming } ss.
County of Sheridan }The foregoing instrument was acknowledged before me by John D. Janney, and Agnes
Janney, husband and wife,

this 9th day of September, 1980.

Witness my hand and official seal.

Robert E. Rowland
Signature
Notary Public
Title of Officer

Commission Expires: May 25, 1983

RECORDED MARCH 22, 1995 BK 372 PG 556 NO 193221 RONALD L. DAILEY, COUNTY CLERK
IN THE DISTRICT COURT, FOURTH JUDICIAL DISTRICT, 556
COUNTY OF SHERIDAN, STATE OF WYOMING

IN THE MATTER OF THE ESTATE)
OF AGNES JANNEY,)
Deceased.)

AFFIDAVIT OF SURVIVORSHIP

STATE OF WYOMING)
:ss.
County of Sheridan)

I, Alice Janney Beatty, being first duly sworn upon my oath,
depose and say:

1.

That I am a resident of Sheridan County, Wyoming, and the sole
surviving heir of the Decedent Agnes Janney, who died on January
31, 1995 in Sheridan, Wyoming.

2.

At the time of her death, the Decedent, Agnes Janney, was the
owner, along with this affiant, as a joint tenant with right of
survivorship, of the following real property, to-wit:

Lots 13 and 14 and the North 10 feet of Lot 15, Block 9
of the Coffeen Second Addition to the Town, now City of
Sheridan, Sheridan County, Wyoming, together with all
improvements situated thereon and all rights and interest
appurtenant. (Said property also known as 240 Carlin
Street, Sheridan, Wyoming.)

3.

This affiant, as the heir of the said Agnes Janney, and in
accordance with the joint tenancy created as mother and daughter,
is entitled to all right, title and interest to said real property
according to the vesting statutes of the State of Wyoming.

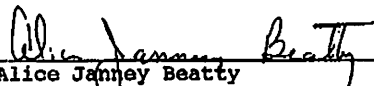
4.

Attached hereto is a certified copy of the Certificate of
Death of the said Agnes Janney.

5.

This affidavit is made and given for the express purpose of
terminating the estate of the Decedent in said real property and
vesting sole title thereto in your affiant, Alice Janney Beatty.

Dated this 21 day of March, 1995.


Alice Janney Beatty

STATE OF WYOMING)
 : ss.
County of Sheridan)

Subscribed and sworn to before me this 21 day of March,
1995, by Alice Janney Beatty.



Witness my hand and official seal.

Leslie K. Kucin
Notary Public

Commission Expires: Dec. 4, 1995

95-00281

TYPE OR PRINT IN PLAIN, BLACK, CAPITAL LETTERS FOR INSTRUCTIONS SEE HANDBOOK

[illegible]

THIS IS TO CERTIFY that this reproduction is a true copy of a record on file in Wyoming Vital Records Services, Cheyenne, Wyoming.

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Date Issued
MAR - 2 1965

Deputy State Registrar

