



## WARRANTY DEED

David P. Rice and Nicole H. Rice, husband and wife, 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 Richard D. Sanders Jr. and Kathleen A. Sanders, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 407 Shadow Ridge Blvd Sheridan Wyoming 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:

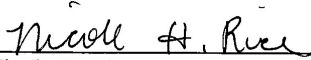
**Lot 22, Block 1 of the Mountain Shadows II Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer M, Plat #59;**

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/our hand(s) this 7 day of July, 2020.

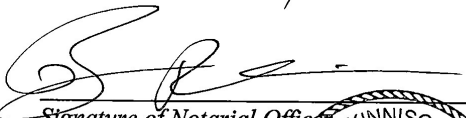
  
David P. Rice

  
Nicole H. Rice

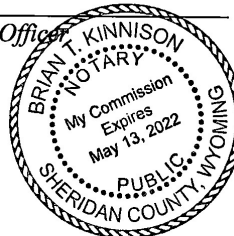
STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of July, 2020 by David P. Rice.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

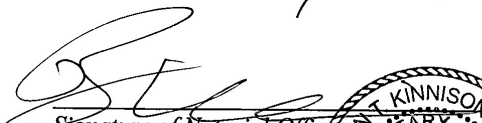
My Commission expires: 5-13-22



STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of July, 2020 by Nicole H. Rice.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

