

**PERSONAL REPRESENTATIVE'S WARRANTY DEED**

**Kristy L. Pierson in her capacity as the Personal Representative of the Estate of Thomas N. Nelson, Jr., deceased**, duly appointed by Order of the District Court of the State of Wyoming, Fourth Judicial District, Sheridan County, entered on April 2, 2019, in Probate No. PR-2019-34, Grantor, pursuant to and as authorized by the power to sell property of the Estate given to the Personal Representative under the terms of the Decedent's Will, which is filed in record of the above-referenced probate matter, for valuable consideration CONVEYS AND WARRANTS to **Erik W. Koepp and Rachel D. Koepp, husband and wife**, whose address is 764 Michael Dr., Sheridan, Wyoming, 82801, Grantees, the following-described property situate in Sheridan County, Wyoming:

Lot 19, Block 2, Shelly Lane Subdivision. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 163;

TOGETHER WITH all improvements situate thereon, and all appurtenances thereunto appertaining or belonging; and

SUBJECT TO all real estate taxes for the year 2019, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED the 14 day of June 2019.

**GRANTOR:**

**Estate of Thomas N. Nelson, Jr., deceased**

By: Kristy L. Pierson as Personal Representative  
**Kristy L. Pierson, Personal Representative**

STATE OF WYOMING )  
: ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 14 day of June 2019, by **Kristy L. Pierson in her capacity as the Personal Representative of the Estate of Thomas N. Nelson, Jr., deceased**.

WITNESS my hand and official seal.

Justin P. Stroup  
Notary Public

My Commission Expires: 4/10/22

