

**WARRANTY DEED**

**Margaret F. Gibson, a single person, GRANTOR**, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, **Stephen Fraser Groshart and Meredith Howard Cannon, husband and wife, as tenants by the entirety**, whose address is 4232 Zuni Street, Denver, CO 80211, the 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:

**The North 50 feet of Lots 10 and 11, Block 7, Grand View Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 24th day of March, 2010.

Margaret F. Gibson  
Margaret F. Gibson

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Margaret F. Gibson, this 24th day of March, 2010.

Witness my hand and official seal.



Carolyn A. Byrd  
Notary Public

My Commission Expires: 7-25-2011