

WARRANTY DEED

Nancy S. Etchingham, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Cameron C. Ellis, a single person, GRANTEE, whose address is 1327 Dana Ave, 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:

That portion of Lot 9, Block 2 of Ridge Acres Estates to the City of Sheridan, Wyoming, being more particularly described as follows:

Beginning at the northwest corner of said Lot 9; thence S79°31'04"E, 107.27 feet to a point on the east line of said Lot 9, said point being S13°00'00"W, 20.03 feet from the northeast corner of said Lot 9; thence S13°00'00"W, 39.53 feet to a point, said point lying on the east line of said Lot 9; thence N74°41'51"W, 107.26 feet along a line, which is the dividing line of a common wall between two townhouses, to a point, said point lying on the west line of said Lot 9; thence N13°00'00"E, 30.50 feet to the point of beginning;

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 15 day of November, 2019.

Nancy S. Etchingham
Nancy S. Etchingham

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 15 day of November, 2019 by Nancy S. Etchingham.

WITNESS my hand and official seal.

Justin P. Stroup
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22

