



## WARRANTY DEED

Coleen M. Nicholas, a married person as her sole and separate property, 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 Rathmar, LLC, a Wyoming limited liability company, GRANTEE, whose address is 1865 THURMOND ST. SHERIDAN WY 82001, 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 1, Block 4, West View Addition to the Town, now City of Sheridan,  
Sheridan County, Wyoming;

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 hand this 1<sup>st</sup> day of July, 2014.

Coleen M. Nicholas

STATE OF Wy  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 1<sup>st</sup> day of July, 2014 by  
Coleen M. Nicholas.

WITNESS my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-18

