



2020-760996 8/13/2020 3:35 PM PAGE: 1 OF 1  
 FEES: \$12.00 SM WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Austin D. Ledingham and Rebecca R. Ledingham, 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 James E. Neeriemer and Marsha A. Neeriemer, Trustees of the James and Marsha Neeriemer Trust dated June 3, 1998, GRANTEE, whose address is 70 Davis Tee, Sheridan WY 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 6, Cloud Peak Ranch Seventeenth Filing to the City of Sheridan, Sheridan County, Wyoming, a subdivision filed September 24, 2013 in Drawer C, Plat No. 82;

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 12<sup>th</sup> day of August, 2020.

Austin D. Ledingham

Rebecca R. Ledingham

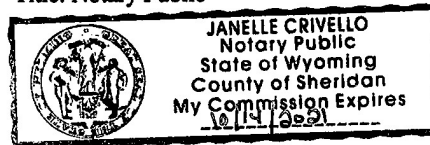
STATE OF Wyoming)  
 )ss.  
 COUNTY OF Sheridan

This instrument was acknowledged before me on the 12 day of August, 2020 by Austin D. Ledingham.

WITNESS my hand and official seal.

Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 10/14/2021



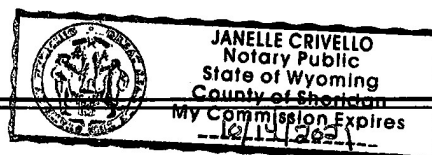
STATE OF Wyoming)  
 )ss.  
 COUNTY OF Sheridan

This instrument was acknowledged before me on the 12<sup>th</sup> day of August, 2020 by Rebecca R. Ledingham.

WITNESS my hand and official seal.

Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 10/14/2021



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 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801