



WARRANTY DEED

Carol Nadine Elder, 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 Stephanie Michele Elder, a single person, GRANTEE, whose address is 269 Canby St, 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:

That portion of Lots 21, 22 and 23 of Block 17, Amended Plat of Blocks 2, 3, 5, 6, 9, 10, 13, 14, 17 and 18 of Coffeen's Second Addition, City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the Southwest corner of said Block 17; thence N0°08'03"E, 22.76 feet along the West line of said Block 17 to a point; thence East parallel to the South line of said Block 17, 80.00 feet to a wall between two townhouses; thence S0°08'03"W, 5.00 feet to a point; thence East parallel to the South line of said Block 17, 60.00 feet to the West line of an alley; thence S0°08'03"W, 17.76 feet along said West alley line to the Southeast corner of Lot 21 of said Block 17; thence West 140 feet along the South line of Block 17 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 hand this 23 day of June, 2021.

Carol N. Elder
Carol Nadine Elder

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 23rd day of June, 2021 by Carol Nadine Elder.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

