



WARRANTY DEED

Christine Coover Fraser, Trustee of the Christine Coover Fraser Revocable Trust dated March 26, 2002, as amended, GRANTOR of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Cynthia K. Ross**, whose address is 411 Kingfisher Ave, Sheridan, WY, 82801, 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:

Lot 11, Block 2 of Osprey Hill Two, a subdivision in Sheridan County, Wyoming as recorded September 7, 2006 in Drawer O, Plat #13.

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 9th day of December, 2020.

THE CHRISTINE COOVER FRASER REVOCABLE TRUST DATED MARCH 26, 2002, AS AMENDED

Christine Coover Fraser Trustee
By: Christine Coover Fraser, Trustee

State of Wyoming

County of Sheridan

On this 9th day of December, 2020, before me personally appeared Christine Coover Fraser, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the Christine Coover Fraser Revocable Trust dated March 26, 2002, as amended, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be free act and deed of the Trust.

Witness my hand and official seal.

Deanne Carlson
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: May 23, 2023

