

TRUSTEES' WARRANTY DEED

BRAD A. NELSON AND BRETT A. NELSON, TRUSTEES OF THE NELS A. NELSON, JR. FAMILY TRUST UNDER TRUST AGREEMENT DATED APRIL 25, 1990, and also as TRUSTEES OF THE ELLEN L. NELSON FAMILY TRUST UNDER AGREEMENT DATED APRIL 25, 1990, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to BRAD A. NELSON, (herein referred to as "Grantee"), whose address is 228 First West Parkway, Sheridan, WY 82801, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

228 First West Parkway, Sheridan, Wyoming:

Tract 2D, also known as Lot 2D, of the Country Club Addition to the City of Sheridan, Sheridan County, Wyoming.

Black Tooth Estates:


Lot 15, Teepee Summer Homes Subdivision.

Subject to all prior reservations and restrictions of record and specifically subject to the Declaration of Protective Covenants dated January 25, 1979, filed in Book 237 at page 518 in the office of the County Clerk and Recorder of Sheridan County, Wyoming and the First Amendment thereto dated the 22nd day of March, 1979 and filed in Book 238 at page 507 in the office of the County Clerk and Recorder of Sheridan County, Wyoming.

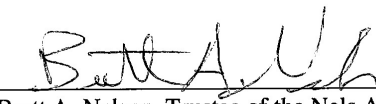
According to the plat thereof on file in the office of the County Clerk and Recorder of Sheridan County in Book 1 of Plats at page 249.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 27th day of December, 20 19.



Brad A. Nelson, Trustee of the Nels A. Nelson
Nelson, Jr. Family Trust under Agreement
dated April 25, 1990, and Trustee of the
Ellen L. Nelson Trust under Agreement
dated April 25, 1990

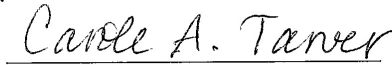


Brett A. Nelson, Trustee of the Nels A.
Nelson, Jr. Family Trust under Agreement
dated April 25, 1990, and Trustee of the
Ellen L. Nelson Trust under Agreement
dated April 25, 1990

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Trustees' Warranty Deed was subscribed, sworn to and acknowledged before me this 27th day of December, 20 19, by Brad A. Nelson and Brett A. Nelson Trustees of the Nels A. Nelson, Jr. Family Trust under Agreement dated April 25, 1990, and Trustees of the Ellen L. Nelson Trust under Agreement dated April 25, 1990.

WITNESS my hand and official seal.



Notarial Officer

My Commission expires: March 10, 2021

