



## WARRANTY DEED

Phyllis J. Fleming, Trustee of the Fleming Trust of March 4, 2009, GRANTOR, 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 Robert H. Gauthier and Roberta Gauthier, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 140 Crescent Drive 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 15, Block 2 of the Amended Plat of Kiewit Addition to the City of Sheridan,  
Sheridan County, Wyoming, EXCEPT the West 4 feet and the South 75 feet thereof;**

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 11 day of September, 2017.

Phyllis J. Fleming, Trustee  
Phyllis J. Fleming, Trustee

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 11 day of September, 2017, by  
Phyllis J. Fleming, Trustee of the Fleming Trust of March 4, 2009.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 4-10-18

