

TRANSFER ON DEATH DEED

I, Shelby P. Sears, a single person, GRANTOR, *effective upon the date of my death*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey to Sabina Daniela Damone, a single person, as GRANTEE BENEFICIARY, whose address is 41 E. Bunk, #1, Sheridan WY, all of my right, title and interest in and to 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:

Parcel 1:

Lots 1, 2, 3, 4, and 5, in Block One of Wood's Subdivision of Block 9 of Wood's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

Parcel 2:

The West half of Frank Street, vacated, adjacent to Lot 1, in Block One of Wood's Subdivision of Block 9 of Wood's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

Parcel 3:

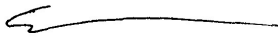
The West 90 feet of Lot 1 of Block 8 in Woods Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming;

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.

If the Grantee Beneficiary predeceases the Grantor, the conveyance to that Grantee Beneficiary shall become void.

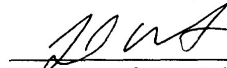
WITNESS my hand this 9 day of 9-9, 2021.


Shelby P. Sears

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 9th day of September, 2021, by Shelby P. Sears.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-2022

