



2020-757593 4/27/2020 3:12 PM PAGE: 1 OF 1
FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Madison Trust Company Custodian FBO Donna J. Garland, 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 Antoinette M. Kassen, Trustee of the Kassen Revocable Trust dated October 9, 2019, GRANTEE, whose address is 545 Minnow Path, 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 24, of Woodland Creek Estates Subdivision, 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.

WITNESS my/our hand(s) this 24th day of April, 2020.

Madison Trust Company Custodian FBO
Donna J. Garland

[Signature]
By: Charles Kraft
Title: Authorized Signatory

STATE OF New Jersey)
COUNTY OF Bergen) ss.

NO. 2020-757593 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109

This instrument was acknowledged before me on the 24th day of April, 2020, by Charles Kraft, as Authorized Signatory of Madison Trust Company Custodian FBO Donna J. Garland.

WITNESS my hand and official seal.

Zachary I Croan
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50112937
MY COMMISSION EXPIRES 9/18/2024

My Commission expires

[Signature]
Signature of Notarial Officer
Title: Notary Public