



WARRANTY DEED

Brent E. Brooks and Jeanne M. Brooks, husband and wife, GRANTORS, 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, do hereby CONVEY and WARRANT to the GRANTEE, **Cody E. Ratcliff, a single person**, whose address is 6278 Bighorn Avenue, 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 2, of Kruse Creek Estates Minor Subdivision. A subdivision in Sheridan County, Wyoming filed as Plat K-24 in the Office of the Sheridan County Clerk.

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 our hands this 17th day of March, 2015.


Brent E. Brooks


Jeanne M. Brooks

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Brent E. Brooks and Jeanne M. Brooks, this 17th day of March, 2015.

Witness my hand and official seal.



My Commission Expires: 10/11/15


Signature of Notarial Officer
Title: Notary Public