

WARRANTY DEED

Jack L. Livingston and Karen S. Livingston, Trustees of the Jack L. Livingston and Karen S. Livingston Living Trust, dated November 17, 2011, GRANTORS, 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 John Steven Sanders and Michele Lynn Sanders, Trustees of the John and Michele Sanders Revocable Trust, dated April 21, 2006, GRANTEES, whose address is 1717 Meadowlark Lane 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 20, Sparrow Hawk Hill One. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 216;

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 14 day of December, 2020.

Jack L. Livingston
Jack L. Livingston, as Trustee

Karen S. Livingston
Karen S. Livingston, as Trustee

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 14th day of December, 2020, by Jack L. Livingston and Karen S. Livingston, Trustees of the Jack L. Livingston and Karen S. Livingston Living Trust, dated November 17, 2011.

WITNESS my hand and official seal.

B. T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

