

WARRANTY DEED

Clay A. Howard, a single person, 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 Clay A. Howard, a single person, and Patrick M. Phelps, a single person, together as joint tenants with rights of survivorship, GRANTEES, whose address is PO Box 87 Ranchester, WY 82839, 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:

The North Half of Lot Nine and all of Lots Ten and Eleven of Block Nine of the Town of Ranchester, 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 11 day of August, 2015.


Clay A. Howard

STATE OF Wyoming)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 11 day of August, 2015 by Clay A. Howard.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: April 10, 2018

