

WARRANTY DEED

Denis Keeney, a married man, who acquired title as a single person, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, **Joshua D. Morgan and Andrea R. Morgan, husband and wife, as tenants by the entirety**, whose address is 353 Pheasant Place, 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:

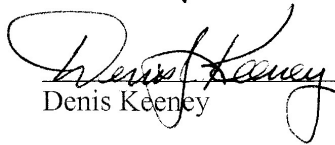
Lot 5, Sparrow Hawk Hill Two.

A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 267.

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 my hand this 31st day of January, 2011.



Denis Keeney

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Denis Keeney, this 31st day of January, 2011.

Witness my hand and official seal.

My Commission Expires:

