

# WARRANTY DEED

James B. Bauder, a single person, grantor, of Sheridan County, Wyoming, CONVEYS and WARRANTS TO Joshua R. Thomas, a married person as his sole and separate property, grantee, the following described real estate, to-wit:

Lot 1 and the South 15 feet of Lot 2, Block 46, Downer's Addition, City of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming; he makes this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantees' address is 1705 Holmes St. Sheridan WY 82801

WITNESS my hand this 30 day of July 2007.

James B. Bauder

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

James B. Bauder acknowledged the foregoing instrument before me, this 30<sup>th</sup> day of July 2007.

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC

My Commission Expires 5-13-10

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