

TRANSFER ON DEATH DEED

I, SHANNON K. KEELER, a/k/a SHANNON KAY KEELER, owner/grantor, hereby conveys to TAYLOR SHARON KEELER, a/k/a TAYLOR S. KEELER, effective upon my death, the following described real property and any improvements located thereon:

Lot Two (2) of Woodland Creek Estates Subdivision, City of Sheridan, Sheridan County, Wyoming; subject to a Declaration of Protective Covenants and an Amendment thereto, of record in the office of the County Clerk of Sheridan County, Wyoming; to prior reservation of all oil, gas and minerals; to an easement along lot lines for utilities as necessary; and to any legally established or existing easements and rights of way.

Said conveyance described herein shall be effective on the death of the owner/grantor herein. This Transfer on Death Deed is revocable by the owner/grantor. It does not transfer ownership until the death of the owner/grantor. This Transfer on Death Deed shall be ineffective in the event the owner/grantor does not own said real property at the death of the owner/grantor.

Said conveyance is subject to all conveyances, assignments, contracts, mortgages, deeds of trusts, liens, security pledges and other encumbrances made by the owner/grantor or to which the owner/grantor was subject during their lifetime.

DATED this 17th day of March, 2021.

Shanna K. Keeler
SHANNON K. KEELER, a/k/a SHANNON
KAY KEELER

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT was acknowledged before me by SHANNON K. KEELER, a/k/a SHANNON KAY KEELER, on the 17th day of March, 2021.

WITNESS my hand and official seal.

My commission expires:

6-7-2021

Cheryl Jackson
Notary Public

