

## Warranty Deed

AL CARTER NYQUIST, a single person, by and through his duly appointed Agent under Paragraph 5 of the General Durable Power of Attorney executed on August 24, 2015, PATRICK A. NYQUIST, GRANTOR, of Laramie, Albany County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to:

Patrick Arthur Nyquist and James Michael Nyquist, Trustees of the A. CARTER NYQUIST IRREVOCABLE TRUST dated July 27, 2022

GRANTEE, whose address is P.O. Box 1683, Laramie, WY 82073, all his right, title and interest in and to the following described real estate, commonly known as 782 Illinois St., Sheridan, WY 82801, situate in the County of Sheridan, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 7, Block 23, Coffeen Addition to the City of Sheridan, Sheridan County, Wyoming.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and all improvements thereon.

SUBJECT to all easements, reservations, covenants, exceptions and restrictions presently of record in the office of the County Clerk for Sheridan County, Wyoming.

WITNESS my hand on this 28 day of July, 2022.

*AL Carter Nyquist by Patrick A Nyquist*  
AL CARTER NYQUIST, by his Agent, *POA*  
PATRICK A. NYQUIST

STATE OF WYOMING     )  
                                      ) ss.  
COUNTY OF ALBANY    )

On this 28<sup>th</sup> day of July, 2022, before me personally appeared AL CARTER NYQUIST, by his Agent, PATRICK A. NYQUIST, known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes and consideration herein contained.

Witness my hand and official seal.



*Maia E. Anderson*  
Notary Public  
My Commission Expires: 8/28/24