

TRANSFER ON DEATH DEED

Alice Janney Beatty, a single person, of Sheridan County, Wyoming ("Grantor"), hereby conveys unto **James S. Beatty**, a single person, as his sole and separate property, presently residing at 240 South Carlin Street, Sheridan, Wyoming 82801 ("Grantee Beneficiary"), **effective on Grantor's death**, the following described real property located in Sheridan County, Wyoming:

Lots 13 and 14 and the North 10 feet of Lot 15, Block 9 of the Coffeen Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, together with all improvements situated thereon and all rights and interest appurtenant. (Said property also known as 240 Carlin Street, Sheridan, Wyoming.)

Grantor may, at any time, revoke or amend this Transfer on Death Deed.

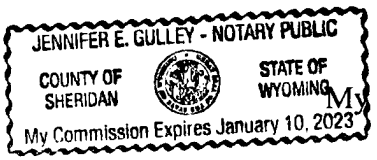
DATED this 28 day of December, 2022.

GRANTOR: ^B
Janney
Alice Janney Beatty
Alice Janney Beatty

STATE OF WYOMING)
 : S.S.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me, a notary public for the State of Wyoming, on the 28 day of December, 2022, by **Alice Janney Beatty**.

Witness my hand and official seal.



Jennifer E. Gulley
Notary Public
My commission expires: 1/10/23