

WARRANTY DEED

JAMES M. ANKNEY and TONI D. ANKNEY, husband and wife, GRANTORS, 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, do hereby CONVEY and WARRANT to the GRANTEEES, PHILLIP J. KLEBBA and MARGARET D. KLEBBA, husband and wife, as tenants by the entirety, whose address is 1961 Berry Avenue, 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:

Lots 1, 2, 9, 10, 11, 12, 13, Block 62; and Lots 1, 2, 3 and 4, Block 63, all in Downer Addition to the City of Sheridan, Sheridan County, Wyoming.

ALSO

All that portion of the old street car right-of-way lying on or adjacent to Lots 1, 2 and 13 of Block 62 and Lots 1, 2, 3 and 4 of Block 63, all in Downer Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

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 our hands this 4th day of February, 1997.

James M. Ankney
James M. Ankney

Toni D. Ankney
Toni D. Ankney

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by James M. Ankney and Toni D. Ankney this 4th day of February, 1997.

Witness my hand and official seal.



My Commission Expires

Carolyn A. Byrd
Notary Public

July 25, 1999