

WARRANTY DEED

Austin Lee Stewart and Nicole Ann Stewart, husband and wife, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, Clinton W. Bear, a single person, whose address is 446 Gladstone St. 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:

Lot 5, Block 7, South Park 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 my hands this 17th day of August, 2018.

Austin Lee Stewart
Austin Lee Stewart

Nicole Ann Stewart
Nicole Ann Stewart

State of Washington
County of Clark

The foregoing instrument was acknowledged before me by Austin Lee Stewart and Nicole Ann Stewart, husband and wife, this 17th day of August, 2018.

Witness my hand and official seal.

Sandra K. Nicholson
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 07-07-21

