



## WARRANTY DEED

Kalli Shannon, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Curtis K. Garn, a single person, GRANTEE, whose address is 379 Wyoming Ave., the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

**Lot 16, Block 3, and ALL of Block "A" of Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming; also a portion of King Street, vacated, described as follows:**

**Commencing at the Northeast corner of said Block "A" of Coffeen's Second Addition, thence North to the Southeast corner of Block 3 of said Coffeen's Second Addition; thence West to the Southwest corner of Lot 16 of said Block 3; thence Southwesterly along the extension of the Northerly line of said Lot 16 to the Northeasterly line of Wyoming Avenue; thence Southeasterly along said Northeasterly line of Wyoming Avenue to the Northwest corner of said Block "A"; thence East to the point of beginning.**

**EXCEPTING THEREFROM that certain parcel of land conveyed to The City of Sheridan as contained in Warranty Deed Recorded March 6, 2014, Book 545, Page 768;**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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/our hand(s) this 15<sup>th</sup> day of February, 2017.

Kalli Shannon  
Kalli Shannon

STATE OF Wyoming)  
)ss.  
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 15 day of February, 2017 by Kalli Shannon.

WITNESS my hand and official seal.

Justin P. Stroup  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 4-10-18

