

TRANSFER ON DEATH DEED

I, Frank Fauth, a single person, GRANTOR, *effective upon the date of my death*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey to Jeffrey Fauth, a married person dealing in his sole and separate property and Danelle Sherman, a married person dealing in her sole and separate property, as joint tenants with rights of survivorship, as GRANTEE BENEFICIARY, whose address is P.O. Box 305 RANCASTER, WY 82839, all of my right, title and interest in and to 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:

SEE EXHIBIT "A" ATTACHED HERETO

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.

If the Grantee Beneficiary predeceases the Grantor, the conveyance to that Grantee Beneficiary shall become void.

WITNESS my hand this 1st day of August, 2022.

Frank Fauth

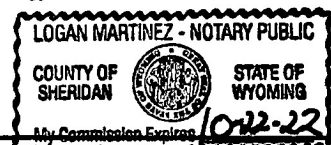
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 1st day of August, 2022, by Frank Fauth.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-22





2022-780515 8/1/2022 4:23 PM PAGE: 2 OF 2
FEES: \$15.00 PK TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in Lot 11 of Patterson Subdivision, Town of Ranchester, Sheridan County, Wyoming described as follows: Beginning at a point S. 89°39' E., on the South line of Lot 11 a distance of 11.16 feet from the Southwest corner of Lot 11, Patterson Subdivision; thence N. 19°06'30" E., a distance of 70.25 feet; thence S. 0°21' E., a distance of 75 feet to the South line of Lot 11, thence N. 69°39' W., along the South line of Lot 11, for a distance of 24.99 feet to the point of beginning.

Except, that portion of Lot 11 conveyed to Kirk A. Petty and Carole S. Petty by Warranty Deed recorded February 22, 1984 in Book 283 of Deeds, Page 110.

NO. 2022-780515 TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801