


After recording return to:  
Dave Kinskey, Esquire  
Kisling Law, LLC  
350 S. Brooks St.  
Sheridan, WY 82801

  
**2020-759386** 6/19/2020 8:28 AM PAGE: 1 OF 2  
FEES: \$15.00 PK TRANSFER ON DEATH DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## TRANSFER ON DEATH DEED

**Michael Allen Cooper**, a married man dealing in his sole and separate property, who resides at 905 Park St., Sheridan, Wyoming, 82801 ("Grantor"), does hereby grant, assign, transfer, and convey unto the following individual ("Grantee Beneficiary"), **effective upon the death of the Grantor:**

**Gail Lynn Cooper**  
903 Park St.  
Sheridan, WY 82801

all of Grantor's right, title and interest, to the following described real property:

Lots 7 and 8 of Block 1 of Wood's Subdivision of Block 9 of Wood's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

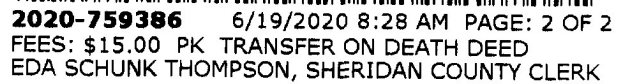
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Said property commonly referred to as 905 Park Street, Sheridan, Wyoming, 82801.

If a Grantee Beneficiary predeceases the Grantor, the conveyance to that Grantee Beneficiary shall become part of the estate of the Grantee Beneficiary.

June **IN WITNESS WHEREOF**, the Grantors have executed this deed this 17<sup>TH</sup> day of June, 2020.

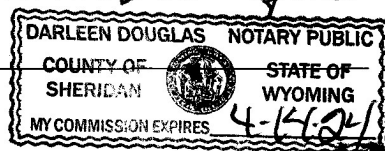
  
Michael Allen Cooper



The foregoing instrument was acknowledged before me this 17 day of June 2020, by Michael Allen Cooper.

Notary Public:

**My Commission Expires:**



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