

WARRANTY DEED

Nancy R. Crowe, 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 Kurt D. Ilgen and Jodi C. Ilgen, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 69 Maverick Dr Sheridan WY, 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:

Portion of Lot 3, Block 20, Vale Avoca Place to the Town, now City of Sheridan, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point 95.0 feet North and 145.5 feet West of the Southeast corner of said Lot 3; thence South 55 feet to a point; thence West 54.5 feet to a point; thence North 80 feet to a point; thence East 29 feet to a point; thence S45°16'33"E, 35.71 feet to the point of beginning.

Together with an undivided one-fifth interest in a common drive described as a portion of Lot 3, Block 20, Vale Avoca Place to the Town, now City of Sheridan, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point 95.00 feet North of the Southeast corner of said Lot 3; thence West 145.50 feet; thence S45°16'33"W, a distance of 35.71 feet; thence East a distance of 171 feet; thence South 25 feet to the point of beginning;

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 29 day of September, 2016.

Nancy R Crowe
Nancy R. Crowe

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 29 day of September, 2016 by Nancy R. Crowe.

WITNESS my hand and official seal.

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

My Commission expires: April 10, 2018

