



2019-749061 4/5/2019 10:59 AM PAGE: 1 OF 1  
BOOK: 579 PAGE: 763 FEES: \$12.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Kathern Pickering, 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 Robert I. Nickens, a married person dealing in his sole and separate property, GRANTEE whose address is 1142 E. Burkitt St. Sheridan WY 82801, 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 3 and the East one-half of Lot 4 in Block 10 of Wood's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;**

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 4 day of April, 2019.

Kathern Pickering  
Kathern Pickering

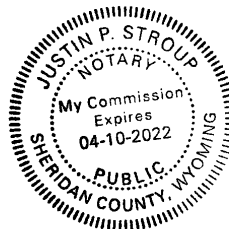
STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 4 day of April, 2019 by Kathern Pickering.

WITNESS my hand and official seal.

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

My Commission expires: 4/10/22



**NO. 2019-749061 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801