

WARRANTY DEED

Ronald E. Murray, 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 Jarred David Frazee and Paige Aubry Frazee, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1297 Birch 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 of the Huntington-Birch Addition to the City of Sheridan, Sheridan County, Wyoming, which includes that part of the alley, vacated on July 7, 1965 by the Board of Sheridan County Commissioners and contained in Quitclaim Deed recorded July 11, 1995 in Book 374, Page 442 and being more particularly described as follows: Beginning at the Southeast corner of said Lot 3; thence South 8 feet; thence West 150 feet; thence North 8 feet, to the Southwest corner of said Lot 3; thence East, on the South boundary of said Lot 3, a distance of 150 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 12 day of June, 2017.

Ronald E. Murray
Ronald E. Murray

STATE OF Wyoming)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 12 day of June, 2017 by Ronald E. Murray.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4-10-18

