

WARRANTY DEED

Paul Del Rossi, a married person dealing in his sole and separate property, 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 Mary R. Masters, a single person, GRANTEE, whose address is 1310 Hillpond Drive, 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:

A tract of land being a portion of Lot 1, Block 3, Hill Pond Subdivision, City of Sheridan, Sheridan County, Wyoming: more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence S0°59'44"E, a distance of 165.00 feet to the Southeast corner of said Lot 1; thence N74°49'31"W, for a distance of 64.98 feet; thence North for a distance of 149.61 feet; thence S88°25'34"E, for a distance of 59.92 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 9 day of JUNE, 2017.

Paul Del Rossi
Paul Del Rossi

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 9 day of June, 2017 by Paul Del Rossi.

WITNESS my hand and official seal.

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

My Commission expires: 4-10-18

