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FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Rose Marie Sanders, Trustee of the Sheldon Wayne Sanders and Rose Marie Sanders Living Trust dated April 26, 2016, 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 Emmett Reimer and Andi Reimer, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 337 Sherman Ave., 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:

The West 150 feet of the South half of the South half of Lot 'C' of Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.
AND

A tract of land located in the South ½ South ½ of Lot C, Held Addition to the City of Sheridan, Sheridan County, Wyoming said tract more particularly described as follows:

Beginning at a point on the South line of said Lot C, N89°21'27"W a distance of 237.78 feet from the Southwest corner of that certain tract of land described by quitclaim deed recorded in Book 484, Page 285 in the office of Sheridan County Clerk, said Southwest corner monumented with a 'T-cap'; thence continuing along said south line, N89°21'27"W a distance of 6.14 feet; thence N00°38'33"E a distance of 51.17 ft; thence S89°48'57"E a distance of 5.12 feet to a 'cap'; thence S00°48'38"E a distance of 51.19 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 25 day of November, 2019.

Rose Marie Sanders, Trustee
Rose Marie Sanders, as Trustee

STATE OF WY
COUNTY OF Albany)ss.

This instrument was acknowledged before me on the 25th day of November, 2019, by Rose Marie Sanders, Trustee of the Sheldon Wayne Sanders and Rose Marie Sanders Living Trust dated April 26, 2016.

WITNESS my hand and official seal.

My Commission expires

march 23, 2022

Benjamin Q. Earnshaw
Signature of Notarial Officer
Title: Notary Public

BENJAMIN Q. EARNSHAW - NOTARY PUBLIC
COUNTY OF ALBANY STATE OF WYOMING
My Commission Expires March 23, 2022

NO. 2019-754403 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801