

WARRANTY DEED

Kristen L. Cogswell, Trustee of the Kristen L. Cogswell Revocable Trust, under Agreement dated June 30, 2009, 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 Jeff Nance, a married person dealing in his sole and separate property, GRANTEE, whose address is 23103 35th Drive SE Bothell, WA 98021 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 situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point in the center of U.S. Highway No. 1701, said point being the West 99.65 feet from the Northeast corner of said Section 32; thence South 74°03' West, along the center of said Highway a distance of 638.71 feet; thence South a distance of 36.78 feet, more or less, to a point; thence South 73° West to a point on the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence North along the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest corner thereof, and thence East along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming as contained in Warranty Deed recorded July 9, 1981, Book 259, Page 1;

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 12th day of October, 2018.

Kristen L. Cogswell, Trustee
Kristen L. Cogswell., Trustee

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 12 day of October, 2018, by Kristen L. Cogswell, as Trustees of the Kristen L. Cogswell Revocable Trust, under Agreement dated June 30, 2009.

WITNESS my hand and official seal.

My Commission expires 4/10/22

Signature of Notarial Officer
Title: Notary Public

