

598

WARRANTY DEED

DONOVAN J. SHANNON and LORETTA R. SHANNON, husband and wife, grantors, of Sheridan County, State of Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO STEVEN C. SWITZER and ANNA M. SWITZER, husband and wife, as tenants by the entirety with full right of survivorship, grantees, whose address is P.O. Box 184
Clearmont WY 82833, Sheridan, Wyoming, 82801, the following described real estate situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A tract in the E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 54 North, Range 79 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the North line of Lot 12, Block 3, Second Addition to the Town of Clearmont, 130 feet West of the East line of the NW $\frac{1}{4}$ of Section 21, Township 54 North, Range 79 West, thence West along the North line of said Block 3 to a point 60 feet Easterly at right angle from the East right-of-way line of the C.B. & Q. Railroad, thence Northerly on a line parallel to said right-of-way line to the North line of said Section 21, thence East along the North line of said Section to a point 230 feet West of the Northeast corner of said Northwest quarter of said Section 21, and thence Southeasterly to the point of beginning.

Also, Lots numbered 13 and 14, in Block numbered 3 of the Second Addition to the Town of Clearmont, Sheridan County, Wyoming.

EXCEPTING THEREFROM, that portion conveyed to the State Highway Commission of Wyoming by Warranty Deed recorded July 10, 1985, in Book 294 of Deeds, Page 467.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

WITNESS our hands this 31 day of August, 1996.

Donovan J. Shannon
DONOVAN J. SHANNON

Loretta R. Shannon
LORETTA R. SHANNON

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me by
DONOVAN J. SHANNON and LORETTA R. SHANNON, this 21 day of
August, 1996.

WITNESS my hand and official seal.

Tom Kinnison
NOTARY PUBLIC

My Commission Expires: 12/14/99

