



2018-743705 7/16/2018 4:40 PM PAGE: 1 OF 1
BOOK: 575 PAGE: 109 FEES: \$12.00 MFP WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Scott A. Friedrich and Jacquelynn S. Friedrich, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Tammy S. Hartman, a single person, GRANTEE, whose address is 3000 Oliver St Bozeman, MT 59718 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 in Lot 3, Block 3, Hill Pond Subdivision, City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:
Beginning at the Northwest Corner of said Lot 3, thence S88°25'34"E, a distance of 60.03 feet to the Southwest corner of said Lot 3; thence North a distance of 120.00 feet to the point of beginning;**

*thence South a distance of 120.00 feet, thence N88°25'34" W, a distance of 60.03 feet 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 hands(s) this 16th day of July, 2018.

Scott A. Friedrich

Jacquelynn S. Friedrich

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16 day of July, 2018 by Scott A. Friedrich.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22



STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16 day of July, 2018 by Jacquelynn S. Friedrich.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22

