

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that THORNTON <sup>691</sup>TRACY and MICHELLE L. MIKESELL-TRACY, ("Grantors") for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants unto STEVE SWITZER and ANNA SWITZER, husband and wife as tenants by the entireties, ("Grantees") of P.O Box 184 Clearmont, WY 82835, that certain real property situate in Sheridan County, Wyoming, as follows:

**Parcel I:**

Lot 22, Block 3, of the Second Addition to the town of Clearmont, Sheridan County, Wyoming; EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in Warranty Deed recorded August 2, 1985 in Book 295, Page 141.

**Parcel II:**

Lots 20 and 21, Block 3 of the Second Addition to Clearmont, a subdivision in Sheridan County, Wyoming.


EXCEPTING THEREFROM that certain parcel of land as conveyed to The State Highway Commission of Wyoming in Warranty Deed recorded September 27, 1985 in Book 296, Page 245

Together with all improvements situate thereon and all easements and appurtenances belonging thereto. Subject to all restrictions, reservations, covenants and easements of record.

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 26<sup>th</sup> day of February, 2014.

  
Thornton Tracy  
Coit

  
Michelle Mikesell-Tracy

STATE OF WYOMING )  
 )ss.  
County of Johnson )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2014 by Thornton <sup>Coit</sup>Tracy and Michelle Mikesell-Tracy who represented to me that they were duly authorized to execute the foregoing.

Witness my hand and seal.

  
Notary Public

My commission expires:

