

TRANSFER ON DEATH DEED

Lee Ann Wilson, a single person, GRANTOR, *effective upon the date of my death*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey to Jenni Mai Bonham, a single person, as GRANTEE BENEFICIARY, whose address is 1004 Burton St. Sheridan WY 82801, all of my right, title and interest in and to 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:

Lot 6, Block 6, Highland Park Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

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.

If the Grantee Beneficiary predeceases the Grantor, the conveyance to the Grantee Beneficiaries shall become void.

WITNESS my hand this 8 day of July, 2021.



Lee Ann Wilson

STATE OF Colorado)
)ss.
COUNTY OF Larimer)

This instrument was acknowledged before me on the 8 day of July, 2021, by Lee Ann Wilson.

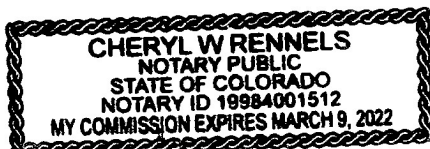
WITNESS my hand and official seal.



Signature of Notarial Officer

Title: Notary Public

My Commission expires:



NO. 2021-770824 TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801