



WARRANTY DEED

Stacie A. Boehm, a single person, 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 Benjamin L. Keller and Sarah W. Keller, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 2 Cottonwood Dr., Sheridan, 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:

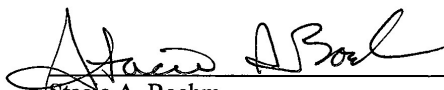
A tract of land located in Lot 1 of Cottonwood Grove Subdivision, Sheridan County, Wyoming as described as follows:

Beginning at the Northwest corner of Lot 1 of said Cottonwood Grove Subdivision; thence S57°44'00"E along the North line of said Lot 1, 31.28 feet; thence along a curve to the left having a radius of 100 feet and having a chord that bears S68°20'06"E a distance of 36.80 feet; thence S78°56'12"E, 135.30 feet to the Northeast corner of said Lot 1; thence S13°03'00"W along the east line of said Lot 1, 332.11 feet; thence N76°57'00"W, 320.78 feet to the West line of said Lot 1; thence N32°16'00"E along the west line of said Lot 1, 363.48 feet to the Point of Beginning;

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 6 day of MAY, 2016.


 Stacie A. Boehm

STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 6 day of May, 2016 by Stacie A. Boehm.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: April 10, 2018

