

WARRANTY DEED

Christine Vail (fka Christine French), 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 Broderick Properties, LLC, a Wyoming limited liability company, GRANTEE whose address is 480 Upper Rd Sheridan WY 82801 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:

The West 35 feet of the East 70 feet of Lot Four (4), the West 35 feet of the East 70 feet of the South half of Lot Three (3), and the South 25 feet of the East 70 feet of the North half of said Lot Three (3), in Block Twenty-Nine (29), of Sheridan Land Company's Second Amended 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.

WITNESS my/our hand(s) this 15 day of May, 2017.

Christine Vail

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 15 day of May, 2017 by Christine Vail.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4-10-18

