

File Number: OS3225-20000102

After Recording, Send To:

TITLE 365
345 Rouser Road, Bldg 5, Ste 300
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

QUITCLAIM DEED

Exempt: Section 34-1-142(c)(5): transfer between husband and wife

Dennis P. Higgins, a married man, who acquired title as a single person, hereinafter grantor, whose tax-mailing address is **10 South Fork Drive, Sheridan, WY 82801**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Dennis P. Higgins** and **Alice Higgins**, husband and wife, as joint tenants with rights of survivorship hereinafter grantees, whose tax mailing address is **10 South Fork Drive, Sheridan, WY 82801**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot 26, Resubdivison of Lots 21 through 37 of PARKER DRAW Subdivision, Sheridan County, Wyoming, EXCEPT the following described parcel of land along the Southern boundary of said Lot described as follows: Beginning at the Southwest corner of said Resubdivsion, being a 2.5" diameter aluminum capped monument stamped "SW corner Parker Draw, L. S. 580", thence Norther 00°24'54" West, 36.00 feet along Westerly boundary of said Resubdivision to its intersectoion with an existing fence line, thence South 89°26'25" East, 457.73 feet along said existing fence line to a point on the Easterly boundary of Lot 26 of said Resubdivsion, thence South 02°25'46" West, 28.35 feet along said Easterly boundary of said Lot 26 to a point on the Southerly boundary of said Resubdivision, thence South 89°35'50" West, 456.26 feet along said Southerly boundary of said Resubdivision to the point of beginning.
Property Address is: 10 South Fork Drive, Sheridan, WY 82801

Prior instrument reference: **Book 467, Page 0448**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 5-22, 2020:


Dennis P. Higgins

STATE OF Wyoming
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me on 5-22, 2020 by **Dennis P. Higgins** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:
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Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.