



## WARRANTY DEED

S. Thomas Throne and Deborah J. Throne, husband and wife, Grantors, residing in Sheridan County, State of Wyoming, for and in consideration of ten dollars (\$10) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to:

- (i) Deborah J. Throne, Trustee of the Deborah J. Throne Trust dated April 12, 2013, for the benefit of Deborah J. Throne and her heirs, an undivided 50% tenancy by the entireties interest, and to
- (ii) S. Thomas Throne, Trustee of the S. Thomas Throne Trust dated April 12, 2013, for the benefit of S. Thomas Throne and his heirs, an undivided 50% tenancy by the entireties interest,

Grantees, whose address is 96 Powder Horn Road, Sheridan, Wyoming 82801, the following described real estate, situate in Sheridan County, State of Wyoming, to-wit:

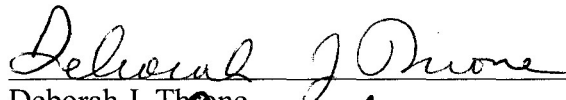
See Exhibit A Attached Hereto and Incorporated by Reference

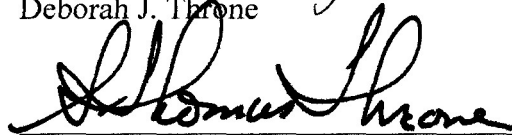
It being the intent of the Grantors that Grantees shall own the above described real property as tenancy by the entireties pursuant to WYO. STAT. § 4-10-402(c),

and the said Grantors hereby covenant with the said Grantees that Grantors are lawfully seized of said premises; that they are free from encumbrances; and Grantors warrant the title thereto against the lawful claims of all persons whomsoever, except: restrictions, reservations, easements and encumbrances of record.

Hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of this state.

DATED: July 23, 2013.

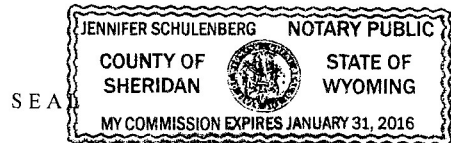
  
Deborah J. Throne

  
S. Thomas Throne



STATE OF WYOMING     )  
                                      ) SS  
COUNTY SHERIDAN     )

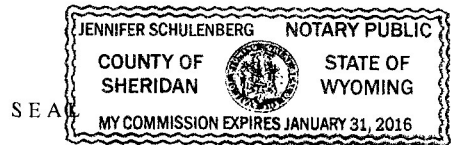
The foregoing warranty deed was acknowledged before me by Deborah J. Throne on the  
23 day of July, 2013. Witness my hand and official seal. My commission  
expires: Jan. 31, 2016.



*Jennifer Schulenberg*  
Notary Public

STATE OF WYOMING     )  
                                      ) SS  
COUNTY OF SHERIDAN     )

The foregoing warranty deed was acknowledged before me by S. Thomas Throne on the  
23 day of July, 2013. Witness my hand and official seal. My commission  
expires: Jan. 31, 2016.



*Jennifer Schulenberg*  
Notary Public



**2013-706461** 7/23/2013 12:26 PM PAGE: **3** OF **3**  
BOOK: 542 PAGE: 72 FEES: \$18.00 VL WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT A**

Lot 6, Block I, Powder Horn Ranch Minor No. 2 Subdivision. A subdivision in Sheridan County, Wyoming, filed as Plat #P-40.

**NO. 2013-706461 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
S THOMAS THRONE 96 POWDER HORN RD  
SHERIDAN WY 82801

WARRANTY DEED  
EXHIBIT A