



2024-791836 5/6/2024 4:06 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

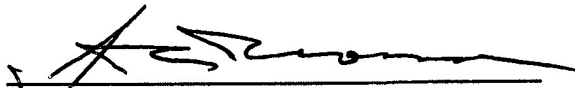
Jeff Nance, a married person as his sole and separate property, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Micah Wayne Trampe, a married person as his sole and separate property, GRANTEE, whose address is 2667 W Loucks St, 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:

See Exhibit "A" attached hereto.

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.

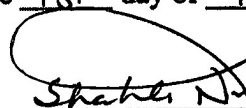
WITNESS our hands this 1 day of MAY, 2024.


Jeff Nance

STATE OF Washington)
)ss.
COUNTY OF Snahomish)

This instrument was acknowledged before me on the 1st day of May, 2024 by Jeff Nance.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: May, 8, 2025

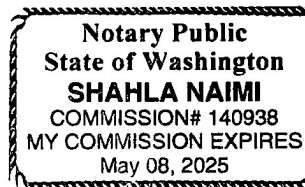


EXHIBIT A

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming described as follows:

Beginning at a point in the center of U.S. Highway No. 1701, said point being the West 99.65 feet from the Northeast corner of said Section 32; thence South 74°03' West, along the center of said Highway a distance of 638.71 feet; thence South a distance of 36.78 feet, more or less, to a point; thence South 73° West to a point on the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence North along the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northwest corner thereof, and thence East along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the point of beginning. EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming as contained in Warranty Deed recorded July 9, 1981, Book 259, Page 1.