



TRANSFER ON DEATH DEED

I, **LEE W. HAMILTON**, a married man dealing in his sole and separate property, *Grantor*, of P.O. Box 11, Dayton, Wyoming 82836, hereby convey in equal shares to **BRIAN L. HAMILTON**, a married man dealing in his sole and separate property, of 41 Willow Street, Gillette, Wyoming 82716 and **BRANDI J. MILLER**, a married woman dealing in her sole and separate property, of 4520 Running W Drive, Apt. 102 Gillette, WY 82718, *Grantee Beneficiaries*, effective upon my death, the following described real property:

See **EXHIBIT "A"** attached hereto and incorporated herein;

If any of the *Grantee Beneficiaries* die before the *Grantor* dies, the conveyance to that *Grantee Beneficiary* must become part of the Estate of that *Grantee Beneficiary*. Grantor may revoke this *Transfer on Death Deed* by filing a revocation in the records of the Sheridan County Clerk's Office before the death of Grantor.

DATED this 24th day of October, 2023.

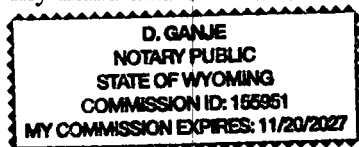
GRANTOR:


LEE W. HAMILTON

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing *Transfer on Death Deed* was acknowledged before me by **LEE W. HAMILTON**, Grantor, this 24th day of October, 2023.

Witness my hand and official seal.





Notary Public
My Commission Expires: 11/20/2027

EXHIBIT "A"

Parcel 1

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$, and Lot No. 3, Lot No. 1 of Block No. 16, and Lot No. 18 of Block 15, not heretofore vacated, in Walling's Addition to the Town of Dayton, Wyoming, Sheridan County, Wyoming, all in Section 32, Township 57 North, Range 86 West, of the 6th P.M., described as follows:

Beginning at the Southeast corner of Lot No. 17 of said Block No. 15, thence North 50 feet to a point, thence East 224.4 feet to a point on the West Right of Way of a County Road, thence S. 12°23' E., 120.7 feet to a point, thence S. 83°15' W., 397 feet to a point, thence North 112.9 feet to the Southwest corner of said Lot No. 17, thence East 145 feet to the point of beginning.

EXCEPT the following described tract, to-wit: Beginning at a point located on the East boundary line of Lot No. 18 of Block No. 15, not heretofore vacated in Walling's Addition to the Town of Dayton, Wyoming, Sheridan County, Wyoming, all in Section 32, Township 57 North, Range 86 West, said point being located 50 feet North of the Southeast corner of said Lot 18, thence East 63.4 feet, more or less, to a point on the West right of way of the County Road, thence S. 12°23' East, 30 feet to a point, thence West to the East boundary line of said Lot 18, thence North to the point of beginning.

Said Lots situated in NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming.



EXHIBIT "A" continued

Parcel 2

That portion of Tenth Avenue, commencing at a point being the southern extension of the west boundary line of Lot 17 in Block 15 of said addition, running thence in an easterly direction and terminating at a point on the west right-of-way of the County Road and also that certain 16 foot wide alley running in a northerly direction from said Tenth Avenue, more particularly described as follows:

Commencing at a point being the eastern extension of the south boundary line of Lot 18 in Block 15 of said addition, running thence in a northerly direction 50 feet to a point and terminating at said point, all in Walling's Addition to the Town of Dayton, Sheridan County, Wyoming.

Parcel 3

A 30 foot wide roadway, the centerline of which is described as follows:

Beginning at a point on the Westerly right-of-way line of the Wolf Creek County Road, which point is located South 15 feet and East 89.9 feet, more or less, from the Southeast corner of Lot 18, Block 15, Wallings Addition to the Town of Dayton, Wyoming; thence West 219.9 feet; thence North 65 feet, more or less, to the South property line of the tract of land in Lots 17 and 18 of Walling's Addition.

WITNESS my hand this 22nd day of November, 1988.



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FEES: \$18.00 PK TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-789234 TRANSFER ON DEATH DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LUBNAU LAW OFFICE PC P O BOX 1028
GILLETTE WY 82717