



WARRANTY DEED

Walter L. Austin and Jacqueline C. Austin, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Steven L. Baker, a single person**, whose address is P.O. BOX 6305 Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lots 2 and 3, M & W Subdivision to the Town of Ranchester, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 15th day of Apr., 2015.

Walter L. Austin
Walter L. Austin

Jacqueline C. Austin
Jacqueline C. Austin

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Walter L. Austin and Jacqueline C. Austin, this 15th day of Apr., 2015.

Witness my hand and official seal.

Amelene Gueiri

Signature of Notarial Officer
Title: Notary Public

My Commission Expires

