

WARRANTY DEED

Doug L. Valdez and Mary A. Valdez, 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, **Jill E. Moriarty, a single person**, whose address is P.O. - BOX 6203, 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 9th day of June, 2020.

Doug L. Valdez
Doug L. Valdez

Mary A. Valdez
Mary A. Valdez

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Doug L. Valdez and Mary A. Valdez, this 9th day of June, 2020.

Witness my hand and official seal.

My Commission Expires



S. Johnston
Signature of Notarial Officer
Title: Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 4 except the East 46 feet thereof, in Block 24 of Sheridan Land Company's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

ALSO

That portion of Marion Street vacated by Ordinance No. 993 of the City of Sheridan, Sheridan County, Wyoming, passed, approved and adopted the 9th day of December, 1957, and more particularly described as follows:

Beginning at a point, said point being the Northwest corner of Lot 4, Block 24, Sheridan Land Company Addition; thence West 12 feet to a point; thence Southeasterly along a line which is parallel to and 12 feet West of the West line of said Lot 4, a distance of 147.6 feet to a point; thence East 12 feet to the southwest corner of said Lot 4; thence Northwesterly along the West line of said Lot 4 to the point of beginning; said land being a strip of land 12 feet wide along the East edge of Marion Street, between its intersection with West Sixth Street and the east-west alley in said Block 24.