



2014-715438 10/22/2014 9:32 AM PAGE: 1 OF 3
BOOK: 549 PAGE: 628 FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This Document Prepared By:

STEPHEN J. BEEDE

Attorney at Law

BPE Law Group

11140 Fair Oaks Blvd., Suite 300

Fair Oaks, California 95628

916-966-2260

After Recording, Mail To:

Andrew Thomas Soule and Denise Lyn Soule, as co-Trustees

3854 Woodcrest Road

Sacramento, CA 95821

WARRANTY DEED

DENISE L. YPMA, the GRANTOR,

Whose mailing address is 3854 Woodcrest Road, Sacramento, CA 95821;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and confirm to

ANDREW THOMAS SOULE and DENISE LYN SOULE, as co-Trustees of THE ANDREW AND DENISE SOULE LIVING TRUST, the GRANTEE,

Whose mailing address is 3854 Woodcrest Road, Sacramento, CA 95821;

and to Grantee's successors and assigns, all of the Grantor's interest in and to THE FOLLOWING described real property located in the County of Sheridan, State of **Wyoming**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 1655 Holloway Avenue, Sheridan Wyoming

Assessor's Parcel Number: 0000030104


SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

I do for myself and for my heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that I am lawfully seized of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 26th day of August, 2013.


DENISE L. YPMA



2014-715438 10/22/2014 9:32 AM PAGE: 2 OF 3
BOOK: 549 PAGE: 629 FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF CALIFORNIA)

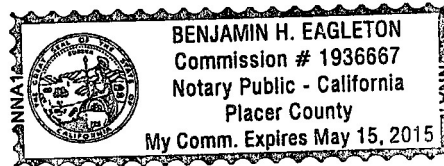
COUNTY OF SACRAMENTO) ss.
)

The foregoing instrument was acknowledged before me on this August 26th, 2013, by DENISE L. YPMA.



NOTARY PUBLIC

My commission expires: 5-15-15





2014-715438 10/22/2014 9:32 AM PAGE: **3** OF **3**
BOOK: 549 PAGE: 630 FEES: \$18.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Site Address: 1655 Holloway Avenue, Sheridan Wyoming

A.P.N.: 0000030104

LEGAL DESCRIPTION:

**LOTS 7 AND 8, BLOCK 26, DOWNER ADDITION TO THE CITY OF SHERIDAN COUNTY,
WYOMING.**

NO. 2014-715438 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BPE LAW GROUP PC 11140 FAIR OAKS BLVD STE 300
FAIR OAKS CA 95628

EL