

WARRANTY DEED

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Matthew M. Adams and Nichole R. Adams (fka Nichole*Simque), husband and wife, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Kevin S. Chesnut and Julie A. Chesnut, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 2725 & 7275 County Road 501, Jersey CO 80644, 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:

Lots 20 and 21, in Block 12, Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

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 my hand this 21st day of August, 2019.

Matthew M. Adams
Matthew M. Adams, as spouse of Grantor
For Homestead Rights

Nichole R. Adams
Nichole R. Adams

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 21st day of August, 2019 by Matthew M. Adams.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 21st day of August, 2019 by Nichole R. Adams.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22