

## WARRANTY DEED

Gerald J. Aust and Cheryl R. Aust, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Gerald James Aust and Cheryl Ruth Aust, Trustees of the Gerald James Aust and Cheryl Ruth Aust Living Trust dated October 6, 2020, GRANTEE, whose address is 1791 Sagebrush Dr. Sheridan, WY 82801, 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:

**Lot 16, Sparrow Hawk Hill One, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 216.**

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 our hands this 10<sup>th</sup> day of March, 2021.

Gerald J. Aust  
Gerald J. Aust

Cheryl R. Aust  
Cheryl R. Aust

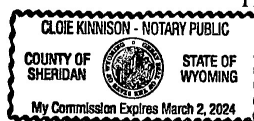
STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 10<sup>th</sup> day of March, 2021 by Gerald J. Aust.

WITNESS my hand and official seal.

Cloie Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 10<sup>th</sup> day of March, 2021 by Cheryl R. Aust.

WITNESS my hand and official seal.

Cloie Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

