



WARRANTY DEED

Trust Company of America, FBO Donna Garland, 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 Scott A. Osborne and Yvonne A. Osborne, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 82 N. Carlyn 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 6 of Ahimsa Planned Unit Development, a subdivision in Sheridan County, Wyoming as recorded August 4, 2008 in Book A, Page 33:

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 20 day of MAY 2013.

Trust Company of America,
FBO Donna Garland

C. Magruder
~~Donna Garland FBO~~ C. Magruder, Investment
Processing Representative

STATE OF COLORADO)
)ss.
COUNTY OF ARAPAHOE)

This instrument was acknowledged before me on the 20 day of MAY, 2013 by C. Magruder of Trust Company of America, FBO Donna Garland.

WITNESS my hand and official seal.

Denise Courtney
Signature of Notarial Officer
Title: Notary Public

My Commission expires

8-26-2017

DENISE COURTNEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20014023507
MY COMMISSION EXPIRES AUGUST 26, 2017