

2017-733703 3/28/2017 4:20 PM PAGE: 1 OF 1 BOOK: 565 PAGE: 755 FEES: \$12.00 KK WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Lance E. Phillips, a single person, and April M. Hanson, formerly known as April M. Phillips, a single person, who took title as 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 Lance E. Phillips, a single person, GRANTEE, whose address is 60 Hw 335 Sherolan WY, 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 1 of Higley Minor Subdivision, Sheridan County, Wyoming as recorded on April 29, 1999 in Drawer H, Plat Number 40.

EXCEPTING THEREFROM that portion of Lot 1 of Higley Minor Subdivision conveyed to The Transportation Commission of Wyoming by Warranty Deed recorded August 28, 2001 in Book 426 of Deeds, Page 300;

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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/our hand(s) this <u>JE</u> day of <u>V</u> Lance E. Phillips	April M. Hanson, fka
	April M. Phillips
	April W. I illinps
STATE OF (Lyomy))ss.	
COUNTY OF Shewlon	
This instrument was acknowledged before me on Lance E. Phillips.	the <u>25</u> day of <u>Murch</u> , 2017 by
WITNESS my hand and official seal.	
·	Signature of Notarial Officer
	Title: Notary Public
	Title-Avoidity I dolle
	Title: Notary Public
My Commission expires: 4-10-18	JO HOTARI COM
	My Commission
	Expires
OTATE OF (A	宝: April 10, 2018 : Q =
STATE OF <u>Wyoming</u>))ss. COUNTY OF <u>Sherillen</u>)	
)ss.	IN ON TOBLIC OF
COUNTY OF Shortler	MAIN COUNTY, WHITE
	"Management
This instrument was acknowledged before me on the 28 day of Mark 2017, by	
April M. Hanson formerly known as April M. Ph	hillips.
	S. NO IAPLICATION
WITNESS my hand and official seal.	My Commission
•	Signature of Notarial Officer Expires
	Title: Notary Public
	Title. I totally I dolle in the Public of the
	THE TANK COME TO SELLO NO WILLIAM
My Commission expires:	COUNTY, WHITE

My Commission expires: $\sqrt{-10}$

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