



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 Hwy 335 Sheridan 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;

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 28 day of March, 2017.

Lance E. Phillips
 Lance E. Phillips

April M. Hanson, fka April M. Phillips
 April M. Hanson, fka
 April M. Phillips

STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 28 day of March, 2017 by Lance E. Phillips.

WITNESS my hand and official seal.

Justin P. Stroup
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 4-10-18

STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 28 day of March, 2017 by April M. Hanson formerly known as April M. Phillips.

WITNESS my hand and official seal.

Justin P. Stroup
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 4-10-18

NO. 2017-733703 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801