



## WARRANTY DEED

Jeff L. Rickett and Kelly McBride Rickett, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Susan Lynn Yager, a single person, whose address is 1381 Dawa Ave., Sheridan Wyo 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**South 5 feet of Lot 1 and the North 27.5 feet of Lot 2, Block 2, of the Ridge Acres Estates to the City of Sheridan, Sheridan County, Wyoming, the south line of which, is the centerline of the common wall, according to the recorded Plat in Book 1, Page 225.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 6th day of June, 2013.

Jeff L. Rickett

Kelly McBride Rickett

State of Wyoming )  
                                   )ss  
 County of Sheridan )

The foregoing instrument was acknowledged before me by Jeff L. Rickett and Kelly McBride Rickett, this 6th day of June, 2013.

Witness my hand and official seal.

Signature of Notarial Officer  
 Title: Notary Public

My Commission Expires \_\_\_\_\_

