



## **TRUSTEE'S WARRANTY DEED**

**JERILEA J. PHILLIPS, TRUSTEE OF THE MARY H. JOHNS TRUST DATED SEPTEMBER 9, 2009**, (herein referred to as "Grantor"), in consideration of the written direction contained in the Trust Agreement of said Trust, hereby conveys and warrants to **TODD V. PHILLIPS and JERILEA J. PHILLIPS**, husband and wife, as tenants by the entireties with right of survivorship, whose address is 162 Upper Road, Sheridan, WY 82801, all of Grantor's interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

164 Upper Road:

A tract of land described as follows, to-wit:

Commencing at the Northeast corner of the NE¼ of Section 29 in Township 55 North, Range 84 West, thence Southerly along said Section line 575 feet, which is the point of beginning, thence West 348.5 feet, thence South 250 feet to a point, thence East 348.5 feet to a point, thence Northerly 250 feet to the point of beginning.

TOGETHER WITH all improvements, water, water rights, ditches and ditch rights located thereon or appertaining thereto.

Dated this 2<sup>nd</sup> day of October, 2023.

*[Handwritten signature]*

Jerilea J. Phillips, Trustee of the Mary H. Johns  
Trust Dated September 9, 2009

STATE OF WYOMING )  
 : ss.  
County of Sheridan )

The above and foregoing Trustee's Warranty Deed was subscribed, sworn to and acknowledged before me this 24<sup>th</sup> day of October, 2023, by Jerilea J. Phillips, Trustee of the Mary H. Johns Trust Dated September 9, 2009.

WITNESS my hand and official seal.



Notarial Officer

My Commission expires:

**NO. 2023-788228 TRUSTEE DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
TIM TARVER PO BOX 6284  
SHERIDAN WY 82801