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FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Shawn R. Anderson, a single person, 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 Jeffrey Nichols and Rachel Nichols, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 70 Sherri View Drive, Sheridan WY 82801,

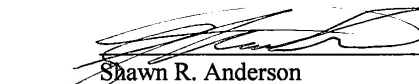
the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

**Lot 7, Block 4, Sherri View Subdivision, a subdivision in Sheridan County, Wyoming;**

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 11 day of March, 2021.

  
Shawn R. Anderson

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 11<sup>th</sup> day of March, 2021 by Shawn R. Anderson.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22



**NO. 2021-767181 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801