



2020-760556 7/29/2020 3:59 PM PAGE: 1 OF 1
FEES: \$12.00 HLM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Marva D. Craft, a married person dealing in her sole and separate property, and Marjorie L. Graham, a single person, 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 Brian Phelps and Myriah E. Phelps, husband and wife as tenants by the entirety with rights of survivorship, GRANTEEES whose address is 942 Park Dr
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 10, Block 8, Krause Addition, a subdivision in Sheridan County, Wyoming,
as recorded in Book 1 of Plats, Page 257;**

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 our hands this 29th day of July, 2020.

Marva D. Craft
Marva D. Craft

Marjorie L. Graham
Marjorie L. Graham

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 29th day of July, 2020 by Marva D. Craft.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

[Signature]
Signature of Notarial Officer
Title: Notary Public

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 29th day of July, 2020 by Marjorie L. Graham.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

[Signature]
Signature of Notarial Officer