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 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**WARRANTY DEED**

James R. Riggs, a married man dealing in his sole and separate property, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, **Nolan Wesley Wharton and Pamela Wharton, husband and wife, as tenants by the entirety**, whose address is 503 North 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:

**Lot 12, Block 44, Sheridan Land Company's Addition to the town, now City of Sheridan, Sheridan County, Wyoming.**

**AND**

**The North 10 feet of the First Street right of way located adjacent to Lot 12, Block 44, of the Sheridan Land Company's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.**

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 my hand this 16th day of September, 2019.

James R. Riggs  
 James R. Riggs

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by James R. Riggs, this 16th day of September, 2019.

Witness my hand and official seal.

J. Hand  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission Expires: 6-18-23

