



2023-784497 3/10/2023 4:20 PM PAGE: 1 OF 2

FEES: \$15.00 PK WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Sabina M. Patterson fka Sabina M. Szatkowski, a single person who took title as a married person, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Tara Gautam and Shinyoung Gautam, husband and wife, as tenants by entirety with rights of survivorship, GRANTEEES, whose address is 822 Victoria Street 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:

See Exhibit "A" attached hereto.

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 9th day of March, 2023.

Sabina M. Patterson fka Sabina M. Szatkowski

STATE OF Utah

)
)ss.

COUNTY OF Davis

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This instrument was acknowledged before me on the 9th day of March, 2023
by Sabina M. Patterson aka Sabina M. Szatkowski.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 08/18/2025

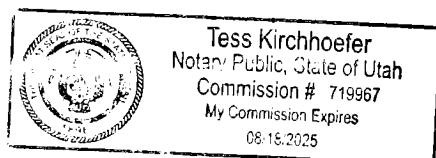


EXHIBIT A

The East half of Lot No. 10 and all of Lot No. 11, Block 24, of Nielsen Heights Addition to the Town, now City of Sheridan, Sheridan County, Wyoming

AND

A tract of land situated in Block 24, of Nielsen Heights, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Commencing at the SE corner of Lot 11 in said Block 24, thence West along the South line of Lot 11 and the South line of Lot 10, a distance of 90 feet to a point; thence due South 8 feet; thence due East on a line parallel with the South line of Lots 10 and 11 in said Block a distance of 90 feet to a point; thence due North 8 feet to the point of beginning

AND

A tract of land situated in Block 24, of Nielsen Heights, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Commencing at the NE corner of Lot 11 in said Block 24, thence South to the SE corner of said Lot 11; thence due South 8 feet; thence East 8 feet; thence North parallel with the East line of said Lot 11 and the East line of Lot 11 extended, a distance of 152 feet to a point of beginning.

AND

That part of Lots 6 and 7 and that part of the vacated alleys in Block 24 of Nielsen Heights Addition to the City of Sheridan, Sheridan County, Wyoming described as follows:

Beginning at a point which is East along the North line of Lots 8 and 7 in Block 24 of said Nielsen Heights Addition, a distance of 90 feet from the Northwest Corner of Lot 8 in Block 24 of said Nielsen Heights Addition; thence North a distance of 8 feet; thence East a distance of 98 feet; thence South a distance of 11.84 feet; thence South 89°35'40" West (along a chain link fence), for a distance of 98.37 feet; thence North, a distance of 4.53 feet and thence East, a distance of 0.37 feet, to the point of beginning.