

## WARRANTY DEED


Nicholas C. Uthe, a married person 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, **Caleb K. Sawyer and Allison M. Sawyer, husband and wife, as tenants by the entirety**, whose address is 704 Emerson Street Sheridan WY 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 1, Block 24, Coffeen 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 7 day of May, 2020.

  
\_\_\_\_\_  
Nicholas C. Uthe

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Nicholas C. Uthe, this 7 day of May, 2020.

Witness my hand and official seal.

  
\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 6.18.23

