



2020-762621 10/6/2020 4:11 PM PAGE: 1 OF 1
FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Nathan Pierson, a married person who took title as 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 Nathan Pierson and Kristy Pierson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 503 Avoca Ave. Sheridan, WY, 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:

Part of Lot 13, Block 1, Tschirgi Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point on the northerly line of Avoca Avenue which is 165.7 feet S54°56'E from the southwest corner of said Block 1; thence N35°04'E 115 feet; thence S54°56'E, 64 feet; thence S35°04'W, 115 feet to the north line of Avoca; thence N54°56'W, 64 feet to the point of beginning.

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 1st day of October, 2020.


Nathan Pierson

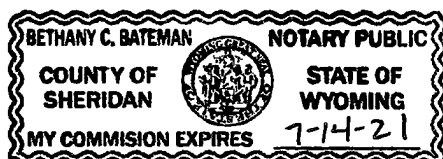
STATE OF Wyoming)
)ss.
COUNTY OF Sheridan

This instrument was acknowledged before me on the 1st day of October, 2020 by Nathan Pierson.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 7-14-21



NO. 2020-762621 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801