



2020-763402 10/30/2020 4:25 PM PAGE: 1 OF 1
FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Gary A. Madison and Karen L. Madison, Trustees of the Madison Family Trust, dated January 19, 2006, 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 Kathryn Whyard a single person, GRANTEE, whose address is 448 Park Street, 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:

The West 45 feet of Lots 1, 2, 3, 4, and 5, in Block 3, Coffeen Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

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/our hand(s) this 28 day of OCTOBER, 2020.

Gary A. Madison, Trustee
Gary A. Madison, as Trustee

Karen L. Madison, Trustee
Karen L. Madison, as Trustee

STATE OF ALASKA)
COUNTY OF ANCHORAGE)ss.

This instrument was acknowledged before me on the 28th day of OCTOBER, 2020, by Gary A. Madison and Karen L. Madison, Trustees of the Madison Family Trust, dated January 19, 2006.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 04/04/2023

NOTARY PUBLIC
CINDY KIM
STATE OF ALASKA
MY COMMISSION EXPIRES April 04, 2023

NO. 2020-763402 WARRANTY DEED

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