

## WARRANTY DEED

Osea Christian Nelson, Trustee of the Nelson Family Property Trust dated November 10, 2017, 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 Jacob T. Hirschman and Audrey N. Hirschman, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 825 Big Horn Ave. 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:

**Lot 14 in Block 1 of Smyth 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 hand this 1st day of December, 2020.

Osea Christian Nelson, Trustee  
Osea Christian Nelson, Trustee

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 1st day of December, 2020, by Osea Christian Nelson, Trustee of the Nelson Family Property Trust dated November 10, 2017.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-22

