

WARRANTY DEED

PHYLLIS MANSINGH, a single person, HERBERT E. ACHENBACH, a married man dealing in his sole and separate property, and TWILA J. JOHNSON, a married woman dealing in her sole and separate property, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, JEFFREY M. KNUTSON and DAWN R. KNUTSON, husband and wife as tenants by the entirety, whose address is 1103 Gladstone, 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:

The North 110 feet of the West 82 feet of Lot 7, Block 3, Fifth Vale Avoca Place, 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 our hands this 30th day of August, 1996.

Herbert E. Achenbach
Herbert E. Achenbach

Phyllis Mansingh *WJH/TJH*
Phyllis Mansingh *P.R.S.W.*

Twila J. Johnson
Twila J. Johnson

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

CAH The foregoing instrument was acknowledged before me by Phyllis Mansingh, Herbert E. Achenbach and Twila J. Johnson this 30th day of August, 1996.

Witness my hand and official seal.

Claire A. Barnhardt
Notary Public

My Commission Expires



CLAIRE A. BARNHARDT
MY COMMISSION #00276000 EXPIRES
April 25, 1997
BONDED THRU TROY FAIR INSURANCE, INC.