

**WARRANTY DEED**

Jack D. Roach and Lorraine E. Roach, husband and wife, GRANTOR(S), 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(es) hereby CONVEY and WARRANT to the GRANTEE(S), Carol A. Boatright, a single person, whose address is 310 Park 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:

**See attached Exhibit "A"**

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 hand(s) this 25 day of May, 2005.

Jack D. Roach  
Jack D. Roach

Lorraine E. Roach  
Lorraine E. Roach

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Jack D. Roach and Lorraine E. Roach, this 25th day of May, 2005.

Witness my hand and official seal.



Carolyn A. Byrd  
Notary Public

My Commission Expires: 7-25-07

12

EXHIBIT "A"

A tract of land, being part of Lots 38 and 39 of Block 3 of the Amended Plat of parts of Blocks 2, 3, 5, 6, 9, 10, 13, 14, 17 and 18, Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows:

Commencing at the Northwest corner of said Block 3, at the intersection of Wyoming Avenue and Park Street, running thence East along the South line of Park Street, 132.7 feet to a point; thence South at right angles to said South line of Park Street, 61.4 feet to a point; thence Southwesterly 48.8 feet to a point on the Northeasterly line of Wyoming Avenue, said point being 138 feet distant Southeasterly from the point of beginning; thence Northwesterly to the point of beginning, EXCEPTING such portion of the angle of said Wyoming Avenue and Park Street as is occupied by the said streets.