

525001 WARRANTY DEED
BOOK 469 PAGE 0082
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AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

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DRI Title & Escrow
11128 John Galt Blvd., Suite 300
Omaha, NE 68137

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

James L. Sutherlin and ^{Colleen}~~Carla~~ A. Sutherlin, husband and wife

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

James L. Sutherlin and ^{Colleen}~~Carla~~ A. Sutherlin, husband and wife

herein called the grantee whether one or more, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sheridan County, Wyoming, more particularly described as follows:

The West 2 feet of the North 80 feet of the East one-half of Lot 3 and the West one-half of Lot 3 in Block 3 of the Fifth Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof, that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Executed this 19th day of October, 2005.

James L. Sutherlin
James L. Sutherlin

Carla A. Sutherlin
as Carla A. Sutherlin

Colleen
Colleen A. Sutherlin

STATE OF WYOMING

COUNTY OF SHERIDAN

Acknowledged, subscribed and sworn before me, a Notary Public in and for said County and State, this 19th day of October, 2005 by James L. Sutherlin and Carla A. Sutherlin, husband and wife.

Notary Public
Richard Crago
My Commission Expires:



O-468532DE