



WARRANTY DEED

Larry A. Pederson and Beverly J. Pederson, husband and wife, 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 Megan D. Garretson, a married person dealing in her sole and separate property, GRANTEE, whose address is 805 OLIVE 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:

Lots 7, 8, and 9, Block 18, Coffeen's 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 our hands this 11th day of Dec, 2013.


Larry A. Pederson


Beverly J. Pederson

STATE OF ND
COUNTY OF Eddy ss.

This instrument was acknowledged before me on the 11th day of Dec, 2013 by Larry A. Pederson.

WITNESS my hand and official seal.

My Commission expires


Signature of Notarial Officer
Title: Notary Public


MYRNA EISENZIMMER
Notary Public
State of North Dakota
My Commission Expires Mar. 5, 2015

STATE OF ND
COUNTY OF Eddy ss.

This instrument was acknowledged before me on the 11th day of Dec, 2013 by Beverly J. Pederson.

WITNESS my hand and official seal.

My Commission expires


Signature of Notarial Officer
Title: Notary Public

MYRNA EISENZIMMER
Notary Public
State of North Dakota
My Commission Expires Mar. 5, 2015