



WARRANTY DEED

David J. Nicolarsen and Karen E. Nicolarsen, Trustees of the David J. & Karen E. Nicolarsen Trust under agreement dated May 9, 1996, GRANTOR of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Wayne A. Hall and Kelly L. Hall, Trustees of the Wayne A. Hall Trust under agreement dated May 1, 2000 as to an undivided 1/2 interest and Wayne A. Hall and Kelly L. Hall, Trustees of the Kelly L. Hall Trust under agreement dated May 1, 2000 as to an undivided 1/2 interest, whose address is 54 West College, 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 East one-fourth of Lots 16, 17 and 18, Block 2, Vale Avoca Place, an Addition to the Town, now City of Sheridan, 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 8th day of April, 2014.

THE DAVID J. & KAREN E. NICOLARSEN TRUST
 UNDER AGREEMENT DATED MAY 9, 1996

David J. Nicolarsen
 By: David J. Nicolarsen, Trustee

Karen E. Nicolarsen
 By: Karen E. Nicolarsen, Trustee

State of Wyoming

County of Sheridan

On this 8th day of April, 2014, before me personally appeared David J. Nicolarsen and Karen E. Nicolarsen, to me personally known, who, being by me duly sworn, did say that they are the Trustees of the David J. & Karen E. Nicolarsen Trust under agreement dated May 9, 1996, that this instrument was signed on behalf of the Trust, that the Trustees had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be free act and deed of the Trust.

Witness my hand and official seal.

Amirne Puri

Signature of Notarial Officer
 Title: Notary Public

