



2017-735769 6/30/2017 4:37 PM PAGE: 1 OF 1  
BOOK: 567 PAGE: 527 FEES: \$12.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Spencer S. Kraft, a single person, GRANTOR**, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE, Sharon Tracy, Trustee of the Sharon Tracy Revocable Trust, under agreement dated February 2, 2001**, whose address is 410 Falcon Ridge Ct, 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 South 45 feet of the West 131 feet of Lot 4, Austin 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 my hand this 30<sup>th</sup> day of 2017.

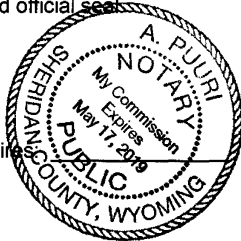
  
\_\_\_\_\_  
Spencer S. Kraft

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Spencer S. Kraft, this 30<sup>th</sup> day of 2017.

Witness my hand and official seal



My Commission Expires



\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public