

## WARRANTY DEED

Miriam E. Brewer, as the Trustee of the Miriam E. Brewer Trust, a revocable trust dated September 9, 2004, 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, does hereby CONVEY and WARRANT to the GRANTEES, Herbert E. Roose and Amy J. Roose, Trustees of the Roose Family Trust dated August 13, 2012, whose address is 1201 DELPHI AVE, 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 66 feet of Lot 8, and the East 66 feet of the S1/2 of Lot 9, Block 2, Second 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 my hand this 18th day of July, 2017.

THE MIRIAM E. BREWER TRUST, A REVOCABLE  
TRUST DATED SEPTEMBER 9, 2004

Miriam E. Brewer, Trustee  
By: Miriam E. Brewer, Trustee

State of Wyoming

County of Sheridan

On this 18th day of July, 2017, before me personally appeared Mirian E. Brewer, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the Miriam E. Brewer Trust, a revocable trust dated September 9, 2004, that this instrument was signed on behalf of the Trust, that the Trustee 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.

apm  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: \_\_\_\_\_

