



**WARRANTY DEED**

**Fern D. Leach, a single person**, hereinafter referred to as Grantor, of Sheridan County, Wyoming, for valuable consideration, CONVEYS AND WARRANTS to **Robert Powell and Amy Powell, husband and wife, as tenants by the entirety**, whose address is 280 Kurtz Drive, Sheridan, Wyoming 82801, Grantees, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 78, of Block 6, of the Sheltered Acres Subdivision, City of Sheridan, County of Sheridan, Wyoming, as shown on plat recorded March 18, 1960 in Book 2 of Plats, on Page 48.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all real estate taxes for the year 2017, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations 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, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this 12<sup>th</sup> day of December, 2017.

**GRANTOR:**

By: *Fern D. Leach*  
**Fern D. Leach**

STATE OF WYOMING     )  
    : ss.  
 COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by **Fern D. Leach, a single person**, this 12<sup>th</sup> day of December, 2017.

Witness my hand and official seal.

*J. Hando*  
 Notary Public

My Commission Expires: 6.18.19

