



## WARRANTY DEED

Randy Reed and Linda Reed, Trustees of the Randy and Linda Reed Living Trust, dated March 13, 2017, 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 Scott A. Ross and Laurie A. Ross, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 13 Hidden Hills Ln 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:

All that <sup>a</sup>part of Lot 36, Block 21, Coffeen's Second Addition to the Town, now City of Sheridan, described as follows:

Beginning at the Southwesterly corner of said Lot 36 (said corner being the intersection of the Northwesterly line of Lowell Street and the Northeasterly line of the alley through said Block of said Addition); thence Northwesterly, along the Southwesterly line of said Lot 36, 35 feet to the Northwesterly corner of said Lot 36; thence Northeasterly, along the Northwesterly line of said Lot 36, 36.6 feet to a point; thence Southeasterly to a point on the Southeasterly line of said Lot 36, ~~and thence Southeasterly to a point on the Southeasterly line of said Lot 36~~, and thence Southeasterly 34 feet, more or less, to the point of beginning;

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 my/our hand(s) this 8 day of May, 2018.

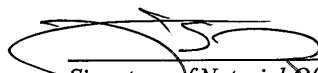
  
Randy Reed, Co-Trustee

  
Linda Reed, Co-Trustee

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 8 day of May, 2018, by Randy Reed and Linda Reed, Trustees of the Randy and Linda Reed Living Trust, dated March 13, 2017.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 4/10/22

