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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Ronald W. Charlson, a married person dealing in his sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Tobias L. Frey and LuAnn Frey, husband and wife as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is 1440 Lewis St. 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:

**The South one-half of Lot 13 and all of Lot 12, Block 6, of the Sheridan Gardens Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;**

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 7 day of February, 2018.

Ronald W. Charlson  
Ronald W. Charlson

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 7 day of February, 2018 by Ronald W. Charlson.

WITNESS my hand and official seal.

Justin P. Stroup  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 4-10-18

