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BOOK: 575 PAGE: 578 FEES: \$12.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Woodland Creek Estates, LLC, a Wyoming limited liability company, 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 Ryan O'Neill and Ariane O'Neill, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is 8 Maverick 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:

**Lot 47 of Woodland Creek Estates Subdivision, 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 6<sup>th</sup> day of April, 2018.

Woodland Creek Estates, LLC, a Wyoming  
limited liability company

Mark Isakson  
By: MARK ISAKSON  
Title: MEMBER

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 6<sup>th</sup> day of April, 2018, by Mark Isakson, as Member of Woodland Creek Estates, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-18



**NO. 2018-744424 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801