

WARRANTY DEED

Joshua E. Beil, a single person, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Janene M. Baker, a single person, GRANTEE, whose address is 710 Park Ave Worland WY 82401 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 1 and the North 20 feet of Lot 2, in Block 4, of Fourth Vale Avoca Place, an 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 our hands this 9 day of June, 2021.

Joshua E. Beil
Joshua E. Beil

STATE OF WYOMING)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 9th day of June, 2021 by Joshua E. Beil.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 573-22



NO. 2021-769750 WARRANTY DEED

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