

## WARRANTY DEED

Austin J. Opitz, a married person who took title as a single person, 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 Nicholas Luper and Kate Luper, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1242 WOODWIND DR. 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 9, Block 5 of the Woodland Park Subdivision, Phase One, Sheridan County, Wyoming as recorded May 22, 2008 in Book W of Plats at Page 61 in the Sheridan County Clerks Office;**

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 hand this 15 day of December, 2020.

Austin J. Opitz  
Austin J. Opitz

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 15<sup>th</sup> day of December, 2020 by Austin J. Opitz.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

