



## WARRANTY DEED

Rick Alan Yavruian and Janelle Johnson-Yavruian, husband and wife, 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 David G. Wright and Charlotte J. Wright, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 2207 Big Horn Drive, 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 16, Cloud Peak Ranch, Eighth Filing, Phase One, a subdivision in Sheridan County, Wyoming, as filed in Drawer C, Plat No. 66 in the Office of the Sheridan County Clerk;**

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 29 day of April, 2016.

[Signature]  
Rick Alan Yavruian

Janelle Johnson-Yavruian  
Janelle Johnson-Yavruian

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 29 day of April, 2016 by Rick Alan Yavruian.

WITNESS my hand and official seal.

My Commission expires: April 10, 2018

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

STATE OF WY )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of April, 2016 by Janelle Johnson Yavruian.

WITNESS my hand and official seal.

My Commission expires: 5-13-18

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

