



# WARRANTY DEED

Derek Murphree, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, Ryan Groce, whose address is 1366 Stone Ridge Dr, Rochester, NY 14623 the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**Lot 31, StoneRidge Meadows Subdivision Phase II, a subdivision in Sheridan County, Wyoming as recorded August 13, 2020, Book S of Plats, Page 164.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 29 day of APRIL, 2021.

Derek Murphree  
 Derek Murphree

State of California  
 County of Santa Clara

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing instrument was acknowledged before me by Derek Murphree, this 29 day of Apr, 2021.

Witness my hand and official seal.

Girish H. Patel

Signature of Notarial Officer  
 Title: Notary Public

My Commission Expires: 6/25/22

