

WARRANTY DEED

Gary B. Mefford, Sara Mefford, and Vivian Mefford, GRANTORS, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, Emory Thomas and Deborah Flanigin, as joint tenants with right of survivorship, whose address is 6055 Treehouse Ln, Merritt Island, FL 32953 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:

Lots 1, 3, 5 and 7, Block 23, of the Town of Big Horn, Sheridan County, Wyoming.

AND The East Twenty-Five (25) feet of Jackson Street adjacent to Lots 1, 3, 5, and 7, Block 23, of the Town of Big Horn, Sheridan County, Wyoming.

AND That portion of the South Fifteen (15) Feet of South Second Street beginning at the Northwest corner of said Lot 1, Block 23; thence East a distance of 100 feet to a point; said point being the Northeast of said Lot 1, Block 23; thence North a distance of 15 feet to a point; thence West a distance of 125 feet to a point; thence South a distance of 15 feet to a point; thence East a distance of 25 feet to the point of beginning.

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 our hands this 16 day of March, 2022.

Gary B Mefford
Gary B. Mefford

Sara Mefford
Sara Mefford

Gary B Mefford
Vivian Mefford, by Gary B. Mefford, her attorney-in-fact

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Sara Mefford and Gary B. Mefford, individually and as attorney-in-fact for Vivian Mefford, this 16th day of March, 2022.

Witness my hand and official seal.



[Signature]
Signature of Notarial Officer
Title: Notary Public