



2021-766929 3/3/2021 4:04 PM PAGE: 1 OF 1
 FEES: \$12.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

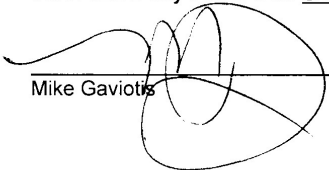
Mike Gaviotis, a single person, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, **Michael S. Rice and Theresa Mae Rice, as joint tenants with right of survivorship**, whose address is 1305 Pine Dr. Sheridan, WY 82801, 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 1, Block 2 of Osprey Hill One, a subdivision in Sheridan County, Wyoming, as recorded March 16, 2005 in Drawer O, Plat #11.

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 3rd day of March, 2021.

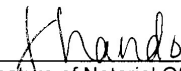

 Mike Gaviotis

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Mike Gaviotis, this 3 day of March, 2021.

Witness my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission Expires: 6-18-23



NO. 2021-766929 WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
 SHERIDAN WY 82801