

## WARRANTY DEED

Christopher Herbst, a single person and Zachary Herbst, a single person and Emily Herbst, a married person dealing in her sole and separate property, 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 Brandon P. Baker, a single person, GRANTEE whose address is 260 Kurtz 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 80, Block 6, of the official plat of Block Five, Seven, and a portion of Block Six of Sheltered Acres Subdivision, recorded March 18, 1963 in Book 2 of Plats on Page 46, Sheltered Acres Subdivision to the City of Sheridan, Sheridan County, Wyoming;**

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 19 day of September, 2016.

\_\_\_\_\_  
Christopher Herbst

\_\_\_\_\_  
Zachary Herbst

\_\_\_\_\_  
Emily Herbst

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 by Christopher Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 19 day of September, 2016 by Zachary Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: April 10, 2018

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 by Emily Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



## WARRANTY DEED

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WITNESS my/our hand(s) this 15 day of September, 2016.

Christopher Herbst

Zachary Herbst

Emily Herbst

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 by Christopher Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 by Zachary Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the 15<sup>TH</sup> day of SEPT, 2016 by Emily Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: APRIL 10, 2019



**LAURA PRINGNITZ**  
NOTARY PUBLIC for the  
State of Montana  
Residing at Whitefish, Montana  
My Commission Expires  
April 10, 2019

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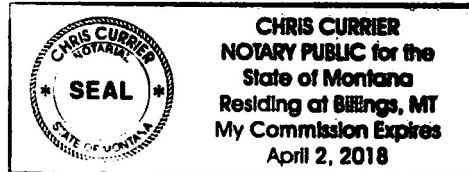
WITNESS my/our hand(s) this 15<sup>th</sup> day of September, 2016.

\_\_\_\_\_  
Christopher Herbst

\_\_\_\_\_  
Zachary Herbst

\_\_\_\_\_  
Emily Herbst

STATE OF MT )  
COUNTY OF Yellowstone )ss.



This instrument was acknowledged before me on the 15 day of Sept, 2016 by Christopher Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: April 2 2018

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss.

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 by Zachary Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss.

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2016 by Emily Herbst.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

**NO. 2016-729679 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801