

WARRANTY DEED

Jane More Springsteen, a married person dealing in her sole and separate property, and Jimmy Irvine Duncan, a married person dealing in his 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 Cassandra E. Gammel, a married person dealing in her sole and separate property, GRANTEE whose address is 1333 Martin Ave Sheridan, WY 82801, 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 13, Block 13, Sheridan Gardens Addition to the Town, now 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 our hands this 23 day of Feb., 2021.

Jane More Springsteen
Jane More Springsteen

Jimmy Irvine Duncan
Jimmy Irvine Duncan

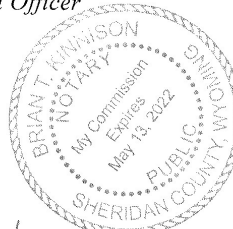
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 23rd day of February, 2021 by Jane More Springsteen.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public



STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 23rd day of February, 2021 by Jimmy Irvine Duncan.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

