

GENERAL WARRANTY DEED

Jason W. Mann, a single man, of Sheridan, Wyoming, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **Nicholas J. Wright and Alisha D. Wright, husband and wife** "GRANTEES", the following described real property, situate within Sheridan County, State of Wyoming, more particularly described as follows:

Lot 2, The Links -First Green, a subdivision in the City of Sheridan, Sheridan County, Wyoming as contained on Plat recorded August 11, 2015, Drawer L, #30.

To have and to hold the same, together with all rights and appurtenances to the same belonging until the said Grantees, and to the successors and assigns of said party forever. The Grantor makes this conveyance to title to the premises until the Grantees against the lawful claims of all persona, whomsoever, excepting, however, (i) taxes not yet due and payable for the calendar year of 2021 and thereafter and the special taxes becoming a lien after the date of this deed; (ii) all easements, conditions, restriction, and other matters of record; (iii) matter which would be revealed by a survey or inspection of the Real Estate, and (iv) all zoning ordinances.

Through this conveyance, the Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

Witness our hands this 14 day of APRIL, 2021


GRANTOR:


Jason W. Mann

STATE OF WY
COUNTY OF Sheridan ss.

The foregoing Warranty Deed was acknowledged before me this 14th day of April, 2021 by Jason W. Mann.

Witness my hand and official seal.


Notary Public

My Commission Expires: 5-13-22

