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FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GENERAL WARRANTY DEED

Khanh Q. Tran and Vivianne L. Tran, husband and wife, as tenants by the entirety, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to John Fearnow, a single person, whose address is 3002 Hwy 87, Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 3A of the Resubdivision of Lots 3, 5, 6, and 7 of the O'Connor Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 203.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

WITNESS my/our hand(s) this 23rd day of June, 2021.

Khanh Q. Tran

Vivianne L. Tran

State of Wyoming
County of Sheridan

This instrument was executed and acknowledged before me on June 23, 2021 by Khanh Q. Tran and Vivianne L. Tran.

Signature of Notarial Officer

NOTARY PUBLIC
Title (e.g. Notary Public)

Seal: _____

My commission expires: 7-24-22

