



Prepared by: )  
Phil Summers )  
957 W Halbert Ranchester, Wy 82839 )  
 )  
After recording return to: )  
Phil Summers )  
957 W Halbert Ranchester, Wy 82839-0040 )  
 )  
 )

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## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of \$250,000.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sherman Weberg, married of 1343 North Cherry Pop Drive Hernando, Fl 34442, (the "Grantor"), does hereby convey and warrant unto Phil Summers, and spouse, Angie Summers, of 957 W Halbert Ranchester, Wy 82839, and , (collectively the "Grantee"), the following lands and property, together with all improvements attached to the property, lying in the County of Sheridan, State of Wyoming:

TONGUE RIVER ESTATES (REPLAT) BLOCK 1 LOT 04 12,000 SQ FT @ 957 W HALBERT.

Prior instrument reference: Book 501, page 249, document No. 625772, of the recorder of Sheridan County, Wyoming.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto the Grantee and unto the Grantee's heirs and assigns forever, with all appurtenances attached to the property.



The Grantor does for the Grantee and the Grantee's heirs, personal representatives, executors and assigns forever hereby covenant with the Grantee that the Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property; and to forever warrant and defend the title to the Property against all claims whatsoever.

IN WITNESS WHEREOF this warranty deed was executed by the Grantor on this 30 day of Dec, 2016.

Signed, Sealed and Delivered  
In the Presence of:

Sherman Weberg  
Sherman Weberg

Sign: Linda Chune  
Name: Linda Chune

Sign: Kathy Lehner  
Name: Kathy Lehner

#### Spousal Rights

I, Carolyn Weberg of 1343 North Cherry Pop Drive Hernando, FL 34442, spouse of Sherman Weberg, in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Carolyn Weberg

### Grantor Acknowledgment

STATE OF ~~WYOMING~~ OHIO )  
 ) ss.  
COUNTY OF Licking )

On this 30 day of December, 2016, before me, a Notary Public in and for the said state, personally appeared Sherman Weberg, known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.



Witness my hand and official seal.

NOTARY PUBLIC  
STATE OF OHIO

My Commission Expires  
May 18, 2019

Linda Chime  
Notary Public, State of Wyoming OHIO  
County of Licking  
Name: Linda Chime

My Commission Expires: 5/18/19

### Grantee Acknowledgment

STATE OF WYOMING )  
 ) ss.  
COUNTY OF Sheridan )

On this 3 day of January, 2017, before me, a Notary Public in and for the said state, personally appeared Phil Summers, and spouse, Angie Summers, of 957 W Halbert Ranchester, Wy 82839, and , known to me or proven on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Witness my hand and official seal.

[Signature]  
Notary Public, State of Wyoming  
County of Sheridan  
Name: Justin P Stroup

My Commission Expires: 4-10-18

Send tax statements to:



### Acknowledgment Of Grantor's Spouse

STATE OF ~~WYOMING~~ OHIO )  
 ) ss.  
 COUNTY OF Licking )

On this 30 day of December, 2016, before me, a Notary Public in and for the said state, personally appeared Carolyn Weberg, known to me or proven on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same.



Witness my hand and official seal.

LINDA CHIME  
 NOTARY PUBLIC  
 STATE OF OHIO  
 My Commission Expires  
 May 18, 2019

Linda Chime  
 Notary Public, State of ~~Wyoming~~ OHIO  
 County of Licking  
 Name: Linda Chime

My Commission Expires: 5/18/19

IN WITNESS WHEREOF this warranty deed was executed by the Grantee on this 3 day of January, 2017.

Signed, Sealed and Delivered  
 In the Presence of:

Phil  
 Phil Summers

Sign: \_\_\_\_\_  
 Name: \_\_\_\_\_

Angela D Summers  
 Angie Summers

Sign: \_\_\_\_\_  
 Name: \_\_\_\_\_



**2017-732033** 1/3/2017 4:26 PM PAGE: 5 OF 5  
BOOK: 564 PAGE: 314 FEES: \$24.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**Phil & Angie Summers**  
**957 W Halbert Ranchester, Wy 82839**