

WARRANTY DEED

Jeremy P. Zebroski and Jessica A. Zebroski, Trustees, or their successors in trust, under the Jessica A. Zebroski Living Trust, dated July 5, 2010, and any amendments thereto, GRANTORS of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Nathan J. Githens and Brook M. Githens, husband and wife, as tenants by the entirety, whose address is 1906 Sparrowhawk Rd Sheridan, WY 82801 the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 45 of The Summit at Sparrowhawk, a subdivision of the City of Sheridan, Sheridan County, Wyoming, indexed as Plat S-91 by the Sheridan County Clerk.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 24th day of July, 2020.

THE JESSICA A. ZEBROSKI LIVING TRUST,
DATED JULY 5, 2010, AND ANY AMENDMENTS
THERE TO

By: Jeremy P. Zebroski, Trustee

By: Jessica A. Zebroski, Trustee

State of Wyoming

County of Sheridan

On this 24th day of July, 2020, before me personally appeared Jeremy P. Zebroski and Jessica A. Zebroski, to me personally known, who, being by me duly sworn, did say that they are the Trustees of the Jessica A. Zebroski Living Trust, dated July 5, 2010, and any amendments thereto, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be free act and deed of the Trust.

Witness my hand and official seal



My Commission Expires:

S. Johnston
Signature of Notarial Officer
Title: Notary Public