

## WARRANTY DEED

Joy Koltiska-Brehmer,\* a married person who took title as a single person, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Kenneth R. Donithan and Rachael A. Donithan, husband and wife, as tenants by entirety with rights of survivorship, GRANTEEES, whose address is 917 W. Loucks 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: \*fka Joy Koltiska,

**The East 50 feet of the West 100 feet of the South one-half of Lot Number 5 of Sunnyside 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 14th day of March, 2022.

Joy Koltiska-Brehmer

STATE OF WY )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 14th day of March, 2022 by Joy Koltiska-Brehmer.

WITNESS my hand and official seal.

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

My Commission expires: 5-13-22

