

WARRANTY DEED

Travis G. Koltiska and Mandy S. Koltiska, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Janette ~~Larraud~~ ^{Larraud}, a single person, GRANTEE, whose address is 1934 Val Vista St, 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:

Lot 6 and a 1/6th interest in Tract "A" of the Centennial Townhouse Addition to the 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 2nd day of November, 2020.

[Signature]

Travis G. Koltiska

[Signature]

Mandy S. Koltiska

STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 2nd day of November, 2020 by Travis G. Koltiska.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 2nd day of November, 2020 by Mandy S. Koltiska.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

