

WARRANTY DEED

Wendy M. Phillips, 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 Francine Thomson Bunker, a single person, GRANTEE, whose 442 Shadow Ridge Blvd Sheridan, WY 82801 address is 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:

Unit 1B and Garage 1B, Indian Hills Estates Condominiums and Garage Units, Sheridan County, Wyoming, as shown on Plat recorded March 31, 1994 in Drawer 1 of Condominium Maps, Page 5 and defined and described in Declaration of Condominiums recorded July 31, 1980 in Book 250 of Deeds, Page 286 and Amended Declaration of Condominiums recorded March 31, 1994 in Book 365 of Deeds, Page 86 and instrument recorded March 31, 1994 in Book 365 of Deeds, Page 101. Also, Resolution amending the Amended Declaration of Condominium recorded May 10, 1994 in Book 366 of Deeds, Page 128 and First Amendment to the Amended By Laws of Indian Hills Estates Condominium Units and Garages recorded May 10, 1994 in Book 366 of Deeds, Page 131 and Amended Declaration Recorded: October 22, 1998, Book 398, Page 130.

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 19th day of August, 2021.

Wendy M Phillips
Wendy M. Phillips



STATE OF Wyoming

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)ss.

COUNTY OF Sheridan

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This instrument was acknowledged before me on the 19th day of August, 2021
by Wendy M. Phillips.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 10/14/2021

