



2022-776734 2/28/2022 4:18 PM PAGE: 1 OF 1  
 FEES: \$12.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Excalibur Construction, Inc., a Wyoming corporation, 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 Bryan Spradling and Channing Spradling, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1128 Fleming Blvd., 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 3, Woodland Meadows Minor Subdivision, City of Sheridan, Sheridan County, Wyoming Recorded in Book W of Plats, on Page 80.**

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 25 day of FEBRUARY, 2022.

Excalibur Construction, Inc., a Wyoming corporation

Andrew McFaul

BY: Andrew McFaul

TITLE: PRES.

STATE OF Wyoming )

COUNTY OF Sheridan )

)ss.

This instrument was acknowledged before me on the 25 day of February, 2022 by Andrew McFaul, president of Excalibur Construction, Inc., a Wyoming corporation.

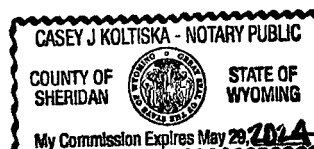
WITNESS my hand and official seal.

[Signature]

Signature of Notarial Officer

Title: Notary Public

My Commission expires: May 29, 2024



**NO. 2022-776734 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801