

WARRANTY DEED

Arthur L. Bickens, 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 Balkenbush and Wendy Balkenbush, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 2305 Coffee Ave 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:

The West 29 feet of Lot 6, Block 4, of Thurmond's Second 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 13 day of June, 2023.

Arthur Bickens by his Attorney in Fact Heidi Schneider
Arthur L. Bickens, by his Attorney in Fact Heidi Schneider

STATE OF Wy)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 13th day of June, 2023 by Heidi Schneider, Attorney in Fact for Arthur L. Bickens.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-2028

NO. 2023-786073 WARRANTY DEED

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

