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FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Andrew W. Wenburg and Dale L. Wenburg, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Michael Corey Lemieux, whose address is 345 Phensont Pl. 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 18, Sparrow Hawk Hill Two Subdivision. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 267.

AND

A tract of land being a portion of Lot 19, Sparrow Hawk Hill Two, a subdivision in Sheridan County, Wyoming, said tract being more particularly described as follows:

Beginning at the Southeast corner of said Lot 19, thence N1°11'07"E for a distance of 111.97 feet; thence N88°47'19"W for a distance of 30.00 feet; thence S1°11'07"W for a distance of 105.55 feet to a point on a curve; thence along this curve to the right having a Radius of 130.00 feet through a central angle of 13° 33'15" with a chord bearing S76°42'53"E and a chord length of 30.68 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 27 day of October, 2021.

Andrew W. Wenburg Dale L. Wenburg
Andrew W. Wenburg Dale L. Wenburg

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Andrew W. Wenburg and Dale L. Wenburg, this 27 day of October, 2021.

Witness my hand and official seal.

Kelcee Azire
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 08-20-23



NO. 2021-773640 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801