

WARRANTY DEED

William E. Baumgartner, 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 Drew Baumgartner, a single person and Janette Larrauri, a single person, together as tenants in common, GRANTEES, whose address is 1813 FRANKELTON STREET 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:

Lots 5 and 6, in Block 13, Wyoming Mutual Investment Company's 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 28th day of July, 2023.

William E. Baumgartner
William E. Baumgartner

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 28th day of July, 2023 by William E. Baumgartner.

WITNESS my hand and official seal.

Allison M. Arndt
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/15/28

