



2023-787668 9/13/2023 1:05 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

KJC Development, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Timothy Huxell and Pamela Huxell, husband and wife, as tenants by the entirety, whose address is _____, 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 13, Jeffries Draw Subdivision, a subdivision in Sheridan County, Wyoming, as filed October 25, 1979 and indexed as Plat J-3 by the Sheridan County Clerk.

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 my hand(s) this 13 day of September, 2023.

KJC DEVELOPMENT, LLC

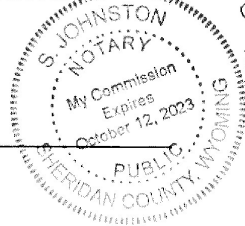
By: Kyle Harris, its designated agent and authorized representative

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Kyle Harris, designated agent and authorized representative of KJC Development, LLC, a Wyoming limited liability company, this 13th day of September, 2023

Witness my hand and official seal.



Signature of Notary Officer
Title: Notary Public

My Commission Expires:

NO. 2023-787668 WARRANTY DEED

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