

**WARRANTY DEED**

**John M. Kurtz and Cari J. Kurtz, formerly known as Cari J. Severeide, husband and wife,** (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to **Shane Ellis Shepardson and Morgan Brittany Shepardson, husband and wife, as tenants by the entirety,** whose address is 146 S. Sheridan Ave Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

**Lot 2, Q Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, recorded December 27, 2018, Book Q of Plats, Page 4.**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

WITNESS my/our hand(s) this 24 day of August, 2022.

John M. Kurtz  
John M. Kurtz

Cari J. Kurtz  
Cari J. Kurtz

STATE OF Wyoming )  
 )SS.  
COUNTY OF Sheridan )

This instrument was executed and acknowledged before me on 8/24, 2022, by John M. Kurtz and Cari J. Kurtz.

Shando  
Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: 6-18-23

