

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-22-10072
P.O. Box 6768
Sheridan, WY 82801



2022-777999 4/22/2022 1:35 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Kathryn R. Lucas, Successor Trustee of the Barbula Marital Trust dated November 12, 2012, (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 **John Kooper and Cindy Kooper, husband and wife, as tenants by the entirety,** whose address is _____, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to 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 33 of the Falcon Ridge Development, a subdivision in Sheridan County, Wyoming, as recorded December 12, 1994, in Drawer F, Plat #13.

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.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 22 day of April, 2022.

The Barbula Marital Trust dated November 12, 2012

By: Kathryn R. Lucas
Kathryn R. Lucas, Successor Trustee

State of Texas
County of collin

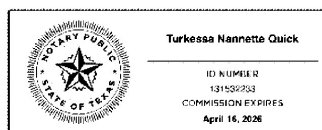
This instrument was executed and acknowledged before me on April 22nd, 2022 by Kathryn R. Lucas, Successor Trustee of the Barbula Marital Trust dated November 12, 2012.

Jurkman Nannette Quick Notary Public, State of Texas
Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)

My commission expires: 04/16/2026

Seal: _____



Notarized online using audio-video communication

NO. 2022-777999 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE COMPANY 954 N MAIN ST
SHERIDAN WY 82801-3036