

## WARRANTY DEED

Jennifer Jones, 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 Robert Blair and Janie Blair, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1706 Warwick Cir Ardmore OK 73401 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:

**Lot 3, Owl's Roost Subdivision, a subdivision in Sheridan County, Wyoming,  
recorded April 9, 2009 in Book O of Plats, Page 18.**

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 5 day of April, 2023.

Jf Jones  
Jennifer Jones

STATE OF WY )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 5<sup>th</sup> day of April, 2023 by Jennifer Jones.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

**NO. 2023-784888 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

