

## WARRANTY DEED

Kristen Grainger Kruse, a married person as her sole and separate property, 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 Wareing Properties Wyoming LLC, a Wyoming limited liability company, GRANTEE, whose address is 1 Ford Place, Sturgis, SD 57785 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 8, Block 1, Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.**

**Also that portion of Heald Street, vacated, lying immediately South of said Lot 8, being a tract 125 feet long and approximately ten (10) feet wide, and being that portion of said Heald Street lying between the South line of said Lot 8 and the North line of Heald Street in the Gillette Addition extended West to Main Street.**

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 30<sup>th</sup> day of March, 2023.

Kristen Grainger Kruse  
Kristen Grainger Kruse

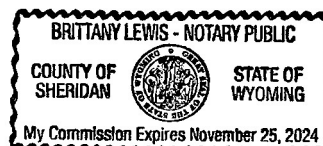
STATE OF Wyoming )  
)ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 30<sup>th</sup> day of March, 2023 by Kristen Grainger Kruse.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 11/25/2024



**NO. 2023-785037 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801