

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-21-10018
P.O. Box 6768
Sheridan, WY 82801


2021-768892 5/7/2021 1:52 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GENERAL WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS that for, and in consideration of, the sum of \$10.00 and other good and valuable consideration paid to Dylan James Marton, a single man, (hereinafter known as the "Grantor," whether one or more) hereby conveys and warrants to Mark E. Reppucci and Heidi H. Reppucci, husband and wife, as tenants by the entirety, whose address is 1991 Sparrow Hawk Road, WY 82801, (hereinafter known as the "Grantee," whether one or more) all right, title, interest in and to the following described real estate, situated in Sheridan County, Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

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 29th day of April, 2021.


Dylan James Marton

State of Texas

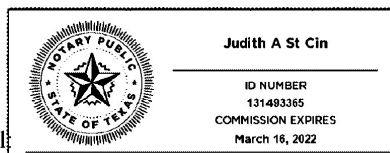
County of Travis

This instrument was executed and acknowledged before me on April 29, 2021 by
Dylan James Marton.


Judith A St Cin
Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)
My Commission # 131493365
My commission expires: 03/16/2022

Seal:



Notarized online using audio-video communication



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EXHIBIT A

Lot 15, Sparrow Hawk Hill Two, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 267.

NO. 2021-768892 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE COMPANY 205 COFFEEN AVE
SHERIDAN WY 82801-4806