



2023-786259 6/23/2023 4:08 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED


Benjamin Reeves and Shaunessey Reeves, husband and wife, GRANTORS, 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 Wendy L. Anderson, a single person, GRANTEES, whose address is 1 Deer Haven Dr. Sheridan WY 82801 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:

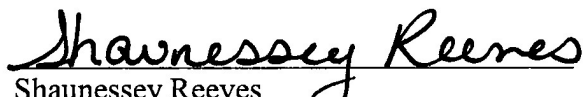
Lot 22, Block J, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.

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 23 day of June, 2023.

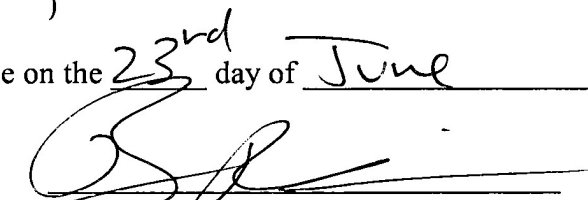

Benjamin Reeves


Shaunessey Reeves

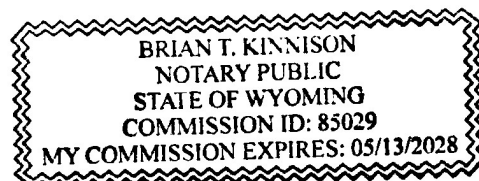
STATE OF WY)
) ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 23rd day of June, 2023 by Benjamin Reeves.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28





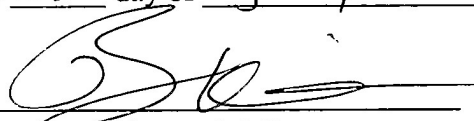
STATE OF WY

COUNTY OF Sherida

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)ss.
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This instrument was acknowledged before me on the 23rd day of July, 2023
by Shaunessey Reeves.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

