



WARRANTY DEED

Marilyn L. Bryan, 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 Janos Czaban and Kristen Czaban, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 41 Owl Creek Rd. 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:

Tract A of Blue Grass Meadows Minor Subdivision No. 2. A subdivision in Sheridan County, Wyoming, as recorded in Plat Book B, Page 57.

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 16th day of October, 2023.

Marilyn L. Bryan
Marilyn L. Bryan

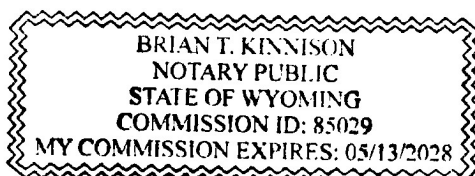
STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 16th day of October, 2023 by Marilyn L. Bryan.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



NO. 2023-788267 WARRANTY DEED

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