

WARRANTY DEED

Seliena E. Parker, fka Seliena E. Sena, a married person who took title as 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 Antwinnette Elliott, a single person, GRANTEE, whose address is 575 S. Brooks Street, 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:

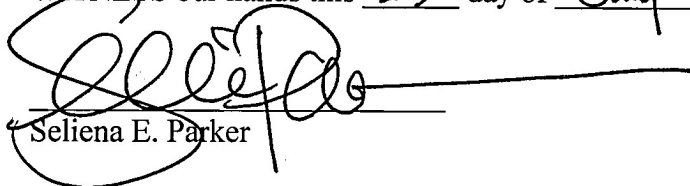
The South 59 2/3 feet of the North 129 2/3 feet of the East 225 feet of Lot "A" Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming. Said Block situated in the SE¹/₄SW¹/₄ of Section 27, Township 56 North, Range 84 West of the 6th P.M.;

EXCEPTING THEREFROM that certain parcel of land as conveyed to The City of Sheridan, a municipal corporation and political subdivision of the State of Wyoming, as contained in Warranty Deed recorded March 14, 2008 in Book 494, Page 140.

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 July, 2024


Seliena E. Parker

STATE OF SHERIDAN)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 23 day of July, 2024 by Seliena E. Parker.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/30