

WARRANTY DEED

Kyle Coover Fraser, 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 Kyle Fraser and Virginia Olivas, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 34 N. THURMOND ST. 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 57 feet of the North 142 feet of the East 83 feet of Lot 1, Block 7, Alger Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

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 20th day of APRIL, 2023

Kyle Coover Fraser
Kyle Coover Fraser

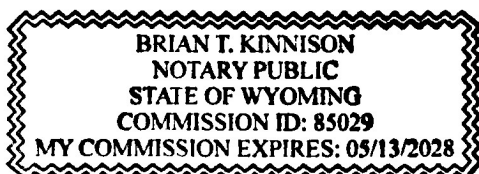
STATE OF WYOMING)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 20th day of April, 2023 by Kyle Coover Fraser.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



NO. 2023-785194 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801