



2022-778886 5/27/2022 4:03 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Annette M. Rockas, as the Trustee of the Annette M. Rockas Trust, a Revocable Trust Dated December 9, 2009, 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 Joshua Ponciano and Megan Ponciano, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 48 Swaim 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:

PARCEL 1:

Lot 18, Block 5, Sherri View Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 270, indexed as Plat S-61 by the Sheridan County Clerk.

PARCEL 2:

Lot 2 of the Racette Minor Subdivision, a subdivision of Sheridan County, Wyoming, as recorded in the office of the Clerk of Court of 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 26<sup>th</sup> day of May, 2022.

The Annette M. Rockas Trust, a Revocable Trust Dated December 9, 2009

BY: Annette M. Rockas  
Annette M. Rockas, Trustee



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Wy

COUNTY OF Sheridan

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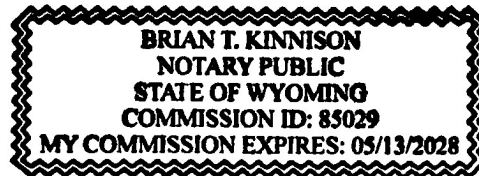
This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2022  
by Annette M. Rockas, Trustee of The Annette M. Rockas Trust, a Revocable Trust Dated  
December 9, 2009.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28



**NO. 2022-778886 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801