

WARRANTY DEED

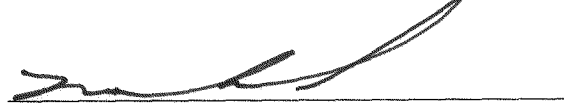
Michael A. Mathis, a single person, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Timothy L. Root, a single person, GRANTEE, whose address is 2104 South 102nd street Omaha NE 68124 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 13, Block 2, Vale Avoca Place, an Addition to the Town, now the 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 26 day of OCT, 2022.

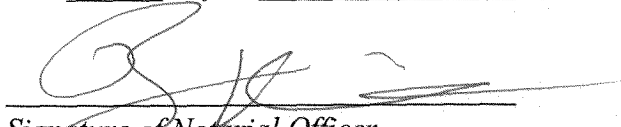


Michael A. Mathis

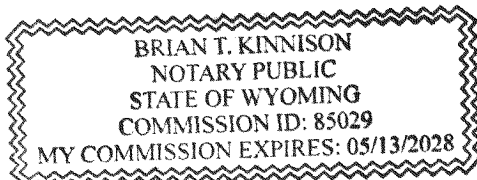
STATE OF WY)
COUNTY OF Sheridan)ss.
)

This instrument was acknowledged before me on the 26th day of October, 2022 by Michael A. Mathis.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



NO. 2022-782357 WARRANTY DEED

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