

## WARRANTY DEED

John A. Barnes and Janet C. Barnes, husband and wife, GRANTORS, 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 Ryan Colby and Molly Colby, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1814 Holmes Ave Sheridan WY 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:

**Block Fifty-Two (52), Lots 9, 10, and 11, Downers Addition to 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 27 day of January, 2022.

[Signature]  
John A. Barnes

[Signature]  
Janet C. Barnes

STATE OF WY

COUNTY OF Sheridan

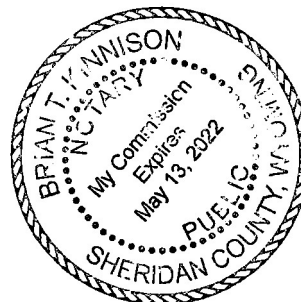
)  
)ss.  
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This instrument was acknowledged before me on the 27<sup>th</sup> day of January, 2022 by John A. Barnes.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22






**2022-776054** 1/28/2022 4:35 PM PAGE: 2 OF 2  
FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

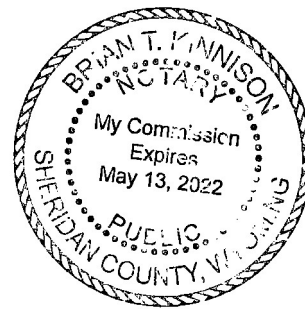
STATE OF WY )  
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This instrument was acknowledged before me on the 27<sup>th</sup> day of January, 2022  
by Janet C. Barnes.

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Title: Notary Public

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**NO. 2022-776054 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801