

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-22-10146
P.O. Box 6768
Sheridan, WY 82801



2022-779960 7/8/2022 10:17 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Brady Michael Adams and Kassandra Marie Trujillo-Adams, f/k/a Kassandra Marie Trujillo-Sullivan, husband and wife, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to **Jackapong Cherachat and Heidi J. Cherachat, husband and wife, as tenants by the entirety**, whose address is 1209 N Gould St. Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 1, Block 11, Nielsen Heights Addition to the City of Sheridan, Sheridan County, Wyoming.


TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

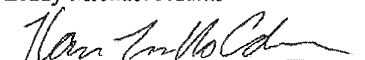
TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.


WITNESS my/our hand(s) this 29th day of July, 2022.


Brady Michael Adams


Kassandra Marie Trujillo-Adams

State of Wyoming
County of Sheridan

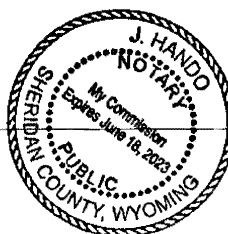
This instrument was executed and acknowledged before me on July 29, 2022 by Brady Michael Adams and Kassandra Marie Trujillo-Adams.


Signature of Notarial Officer

Notary
Title (e.g. Notary Public)

My commission expires: 6-18-23

Seal:



NO. 2022-779960 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE COMPANY 954 N MAIN ST
SHERIDAN WY 82801-3036