



2022-781564 9/21/2022 3:47 PM PAGE: 1 OF 2
 FEES: \$15.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Kevin Larsen and Eduardo Mulero, a married couple, 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 Peter Spencer and Lynn Spencer, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 75 Turnberry Dr. 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:

Lot 2 of the West Falls at the Powder Horn Ranch, a subdivision in Sheridan County, Wyoming, as recorded in Book W of Plats at Page 62.

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 19 day of September, 2022.

Kevin Larsen

Eduardo Mulero

STATE OF WY

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)ss.

COUNTY OF Sheridan

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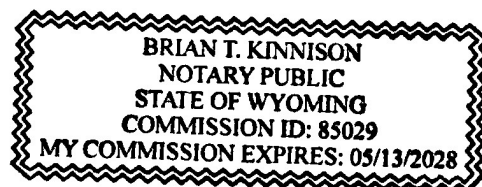
This instrument was acknowledged before me on the 19th day of September, 2022 by Kevin Larsen.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28





2022-781564 9/21/2022 3:47 PM PAGE: 2 OF 2
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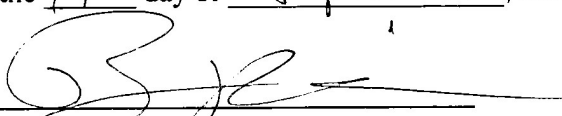
STATE OF Wy

COUNTY OF Sheridan

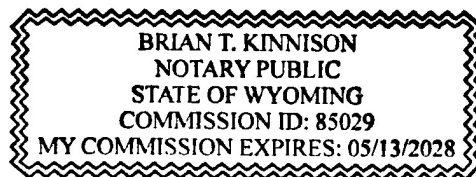
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This instrument was acknowledged before me on the 19th day of September, 2022
by Eduardo Mulero.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



NO. 2022-781564 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801