

## WARRANTY DEED

Ned Batchelder and Gracia Batchelder, 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 James C. Goodnow, a single person, GRANTEE, whose address is PO Box 873, Big Horn 82833 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 38, Woodland Creek Estates Subdivision, a subdivision in Sheridan County, Wyoming, recorded March 1, 2016, Book W of Plats, Page 71.**

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 5th day of April, 2024.

Ned Batchelder  
Ned Batchelder

Gracia Batchelder  
Gracia Batchelder

STATE OF WY )  
COUNTY OF Shurich )ss.

This instrument was acknowledged before me on the 5th day of April, 2024 by Ned Batchelder.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

STATE OF WY )  
COUNTY OF Shurich )ss.

This instrument was acknowledged before me on the 5th day of April, 2024 by Gracia Batchelder.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

