

## WARRANTY DEED

Robert M. Grant and Karen S. Grant, 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 Edward S. Hensel and Vanessa R. Hensel, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 559 ASPEN TRC 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 21, Poplar Grove P.U.D. Phase Four, a subdivision in 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 22 day of September, 2023.

Robert M. Grant  
Robert M. Grant

Karen S. Grant  
Karen S. Grant

STATE OF WY  
COUNTY OF Sheridan

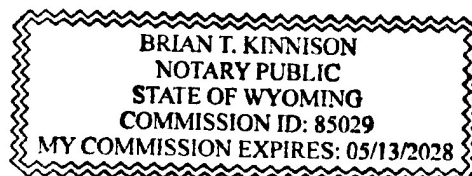
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This instrument was acknowledged before me on the 22<sup>nd</sup> day of September, 2023 by Robert M. Grant.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28





STATE OF Wy

COUNTY OF Sheridan

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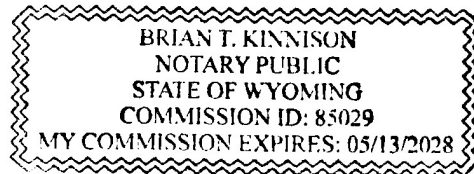
This instrument was acknowledged before me on the 22<sup>nd</sup> day of September, 2023  
by Karen S. Grant.

WITNESS my hand and official seal.

*Signature of Notarial Officer*

Title: Notary Public

My Commission expires: 5-13-28



**NO. 2023-787897 WARRANTY DEED**

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