

WARRANTY DEED

Gabriela Schmer fka Gabriela Aguado, a married person who took title as a single person, GRANTOR, 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 John Barker and Kathy Barker, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is

PO Box 318, Ranchester 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:

The West 35 feet of Lot 3, Block 2, of the Replat of Tongue River Estates. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 302.

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 21 day of November, 2023.

Gabriela Schmer
Gabriela Schmer

STATE OF WY)
COUNTY OF Sheridan)ss.
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This instrument was acknowledged before me on the 21st day of November, 2023 by Gabriela Schmer.

WITNESS my hand and official seal.

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

My Commission expires: 5-13-28

