

WARRANTY DEED

Michael Groover, and Myriah Groover, 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 **Rickey L. Culp, III, and Sabrina L. Culp, husband and wife, as tenants by the entirety**, whose address is 742 Harrison St. Sheridan WY 87801, (hereinafter known as "Grantee," whether one or more) 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 A, Laynes Land Addition, an addition to the City of Sheridan, Sheridan County, Wyoming, recorded June 18, 2020, in Plat Book L, Page 37.

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 16th day of August, 2023.

Michael Anthony Groover

Michael Groover

STATE OF Virginia)
)SS.
COUNTY OF Prince William)

This instrument was executed and acknowledged before me on August 16th, 2023, by
Michael Groover

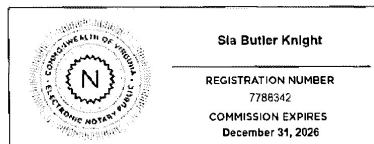
Sia Butler Knight
Signature of Notarial Officer

Notarized online using audio-video communication

Title: Notary Public

SEAL:

My commission expires: 12/31/2026



WITNESS my/our hand(s) this 16th day of August, 2023

Myriah Groover
Myriah Groover

STATE OF Texas)
)SS.
COUNTY OF Dallas)

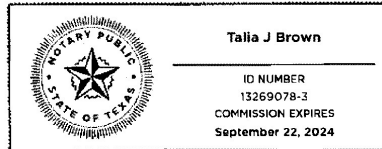
Document: Warranty Deed *TJB*

This instrument was executed and acknowledged before me on August 16th, 2023, by
Myriah Groover.

Talia J Brown
Signature of Notarial Officer

Title: Notary Public

SEAL:



My commission expires: 09/22/2024

Notarized online using audio-video communication