



2024-794090 8/26/2024 10:19 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Carl J. Frank, III, 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 Christina Nicole Frank, a single person, GRANTEE, whose 679 Michael Dr. Sheridan, WY address is 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 15, Block 2, of Shelley Lane Addition to the City of Sheridan, Sheridan County, Wyoming, indexed as Plat S-3.

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 21st day of August, 2024

Carl Frank
Carl J. Frank, III

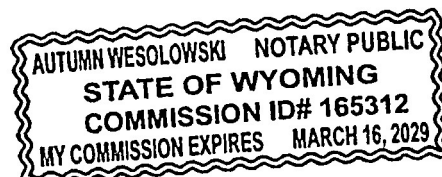
STATE OF WYOMING)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 21 day of August, 2024 by Carl J. Frank, III.

WITNESS my hand and official seal.

Autu Wesoli
Signature of Notarial Officer
Title: Notary Public

My Commission expires: March 11, 2029



NO. 2024-794090 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST NORTHERN BANK OF WYOMING 29 N GOULD ST
SHERIDAN WY 82801