WARRANTY DEED

Brian P. Ballew and Shalyn K. Ballew, 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 Benjamin Saunders and Cydney Means, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES,   whose   address   is
_PO Box 313, 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 12, Block P, Powder Horn Ranch, Planned Unit Development, Phase Four, a subdivision in Sheridan County, Wyoming, filed as Plat #P-48.

> 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 _30_ day of _August_, 2022.

_____   _____
Brian P. Ballew   Shalyn K. Ballew

STATE OF _WY_   )
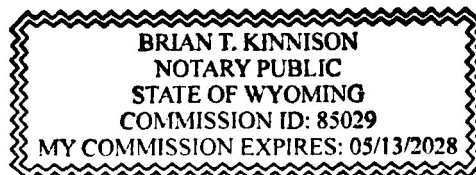   )ss.
COUNTY OF _Sheridan_   )

This instrument was acknowledged before me on the _30th_ day of _August_, 2022 by Brian P. Ballew.

WITNESS my hand and official seal.

_____
Signature of Notarial Officer
Title: Notary Public

My Commission expires: _5-13-28_

BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028

STATE OF _W y_   )
)ss.
COUNTY OF _Sheridan_   )

This instrument was acknowledged before me on the _30th_ day of _August_ , 2022
by Shalyn K. Ballew.

WITNESS my hand and official seal.

_____
Signature of Notarial Officer
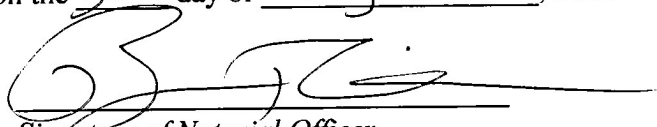Title: Notary Public

My Commission expires: _5-13-28_

BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028

NO. 2022-781194 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801