



2021-774503 11/30/2021 2:49 PM PAGE: 1 OF 2
FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Cowboy State Title, LLC
201 North Connor Street, Suite 250
Sheridan, WY 82801

WARRANTY DEED

James W. Thompson and Mary Jo Thompson, a married couple, residing in Sheridan County, State of Wyoming, (hereinafter known as the "Grantors") for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Patrick Barker and Nicholas Sweeny**, residing in Sheridan County, State of Wyoming, (hereinafter known as the "Grantees") the following described real estate, situated in Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

The North fifty (50) feet of Lot 8 in Block 28 of the Amended Plat of Sheridan Land Company's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Purported address: 108 East 9th Street, Sheridan, WY 82801

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenance thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantees, and their heirs, successors, and assigns, in fee simple, forever, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantors, their heirs, successors, executors, and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantors will, and their heirs, successors, executors, and administrators shall, warrant and defend the same to said Grantees, and their heirs, successors, and assigns, forever against the lawful claims of all persons.

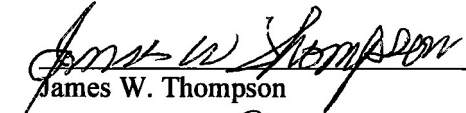
IN WITNESS WHEREOF, Grantors have executed and delivered this Warranty Deed under seal as of the day and year below written.

Signatures and acknowledgement(s) are on the following page.

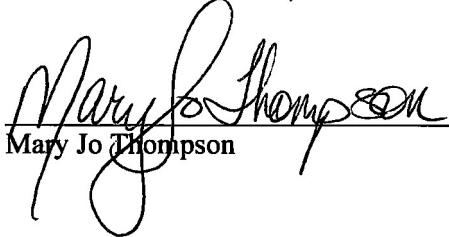


2021-774503 11/30/2021 2:49 PM PAGE: 2 OF 2
FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GRANTORS:


James W. Thompson

Date: 11/30/21

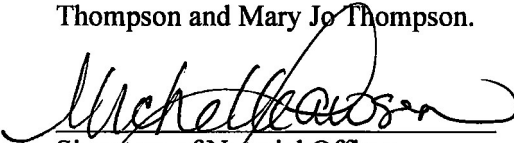

Mary Jo Thompson

Date: 11-30-21

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 30th day of November, 2021 by James W Thompson and Mary Jo Thompson.


Signature of Notarial Officer
My commission expires: 7.27.24

