



2022-780147 7/14/2022 3:59 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Andrea L. Rice, 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 Trevor S. Thorvaldson, a single person, GRANTEE, whose address is 1120 Illinois St. 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 3 of Taylor Subdivision of Block 2 of the Fifth Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

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 8 day of July, 2022.

Andrea L. Rice
Andrea L. Rice

STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 8th day of July, 2022 by Andrea L. Rice.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-73-28

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WILCOX AGENCY
SHERIDAN WY 82801

