

## WARRANTY DEED

Cassandra E. Newman fka Cassandra E. Gammel, a single person who took title as a married person, 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 James R. Douglas and Melony Sanford, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is 1333 Martin Ave 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 13, Block 13, Sheridan Gardens 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 30 day of June, 2022.

Cassandra E. Newman  
Cassandra E. Newman

STATE OF WY )  
COUNTY OF Sheridan ) ss.  
)

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2022 by Cassandra E. Newman.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

