

WARRANTY DEED

Jared P. Eriksen and Cherie M. Eriksen, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Emily Josephine Julian, a single person, GRANTEE, whose address is 634 N. Gould 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 5 and 6 in Block 40 of the Sheridan Land Company's 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 15th day of July, 2020.

Jared P. Eriksen
Jared P. Eriksen

Cherie M. Eriksen
Cherie M. Eriksen

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 15th day of July, 2020 by Jared P. Eriksen.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 15th day of July, 2020 by Cherie M. Eriksen.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

