

WARRANTY DEED

Christopher Randall Hutton, 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 John A. Emery and Lauren A. Emery, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1902 Stadium Dr., 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 123, Holly Ponds Planned Unit Development, Unit Number Seven, a subdivision in Sheridan County, Wyoming, as filed in Drawer H, Plat Number 47.

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 1 day of August, 2023.

Chris Hutton
Christopher Randall Hutton

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 1st day of August, 2023 by Christopher Randall Hutton.

WITNESS my hand and official seal.

Kelly Camino
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/7/23

