

## WARRANTY DEED

**Douglas R. Shelton, authorized Trustee of the Douglas and Peggy Shelton Revocable Trust, dated 2/3/2017**, as amended and restated, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to **Justin A. Cox**, GRANTEE, whose address is 846 Sumner Street, Sheridan, Wyoming 82801, the following described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

Lot 3, and the North 24 feet of Lot 4, Block 4, Vale Avoca Place, Second Addition, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto said access easement.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 10<sup>th</sup> day of June, 2024.

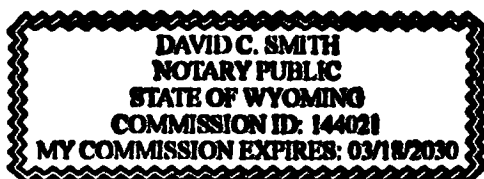
**Douglas and Peggy Shelton Revocable Trust,  
dated 2/3/2017**

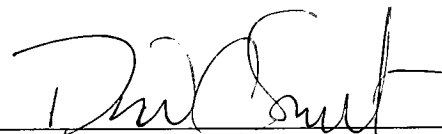
By:   
Douglas R. Shelton, Trustee

STATE OF WYOMING       )  
                                      : ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2024, by **Douglas R. Shelton**, authorized Trustee of the Douglas and Peggy Shelton Revocable Trust, dated 2/3/2017.

WITNESS my hand and official seal.



  
Signature of Notarial Officer  
Rank and Title: Notary Public

My Commission Expires: 3/18/30