



2025-797500 2/20/2025 3:59 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Melaine S. Davidson, Successor Trustee of the B.J. Wooley Living Trust dated November 18, 2016, and any amendments thereto, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Matthew Lane and Cassandra Newman, as joint tenants with right of survivorship, whose address is 3011 125 Hwy 87 Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 2 of the Wooley Minor Second Addition located in Sheridan County, Wyoming, as recorded in Book 430, Page 230.

Previously known as Tract A of the Wooley Minor Subdivision. A Subdivision in Sheridan County, Wyoming, as filed in Drawer W of Plats, Number 41, in the office of the Sheridan County Clerk.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 my hand(s) this 20 day of February, 2025

THE B.J. WOOLEY LIVING TRUST DATED
NOVEMBER 18, 2016, AND ANY AMENDMENTS
THERETO

Melaine Davidson
By: Melaine S. Davidson, Successor Trustee

State of Wyoming

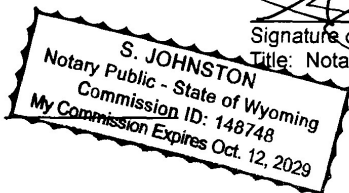
County of Sheridan

The foregoing instrument was acknowledged before me this 20th day of February, 2025 by Melaine S. Davidson, Successor Trustee of the B.J. Wooley Living Trust dated November 18, 2016, and any amendments thereto.

Witness my hand and official seal.

EDA Schunk Thompson
Signature of Notarial Officer
Title: Notary Public

My Commission Expires:



NO. 2025-797500 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE
SHERIDAN WY 82801