

WARRANTY DEED

**Diana J. Means and Montie L. Means, Trustees of the Diana J. Means Revocable Trust dated the 8th day of January, 2008** (hereinafter known as "Grantor," whether one or more), for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS to **Steven Michael Gerber and Chelsea Anne Gerber, husband and wife, as tenants by the entirety**, whose address is **11 Dozer Drive, Gillette, WY 82718**, (hereinafter known as the "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming:

**Lot 5, Mitchell Subdivision, a subdivision in Sheridan County, Wyoming, the plat of which is recorded in Book M of Plats at Instrument Number 52656.**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS our hands this 27<sup>th</sup> day of October, 2023.

The Diana J. Means Revocable Trust dated the 8th day of January, 2008

By: Diana J. Means  
Diana J. Means, Trustee

By: Montie L. Means  
Montie L. Means, Trustee

State of Wyoming  
County of Sheridan

This instrument was executed and acknowledged before me on October 27<sup>th</sup>, 2023 by Diana J. Means and Montie L. Means, Trustees of the Diana J. Means Revocable Trust dated the 8th day of January, 2008.

Thomas Snooks  
Signature of Notarial Officer

Notary Public  
Title (e.g. Notary Public)

My commission expires: March 10, 2025

Seal: \_\_\_\_\_

