



2023-784201 2/27/2023 11:29 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Marlene G. Schmidt, a single person, GRANTOR, 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, Cody James Rieck and Alixandra Nicole Rieck, husband and wife, as tenants by the entirety**, whose address is 362 Wyoming Ave, 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:

The Southeasterly 23 feet of Lot 31 and the Northwesterly 2 feet of the Southwesterly 46.5 feet of said Lot 31, and the Southeasterly 1 foot of the Southwesterly 46.5 feet of Lot 30, all in Block 21, Coffeen's Second Addition to the City of Sheridan, Sheridan County, Wyoming

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 24th day of February, 2023

Marlene G. Schmidt
Marlene G. Schmidt

State of Wyoming

County of Sheridan

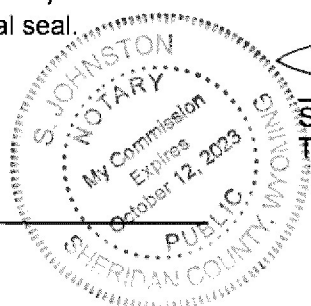
NO. 2023-784201 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
Sheridan County Title Insurance Ag 23 S Main Street
Sheridan WY 82801

The foregoing instrument was acknowledged before me by Marlene G. Schmidt, a single person, this 24 day of February, 2023

Witness my hand and official seal.

My Commission Expires: _____



EDA Schunk Thompson
Signature of Notarial Officer
Title: Notary Public