

WARRANTY DEED

Austin J. Opitz and Nicole Boyce fka Nicole Opitz, single persons who took title as husband and wife, GRANTORS, 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 Savanna Hoelscher, a single person, GRANTEE, whose address is 612 Heather Ln #636 Ranchester WY 82839 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 1 of Sunrise Ranch Subdivision, Sheridan County, Wyoming, recorded as Plat #S-110.

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 15 day of May, 2024.

Austin J. Opitz
Austin J. Opitz

Nicole Boyce
Nicole Boyce

STATE OF WY
COUNTY OF Sheridan

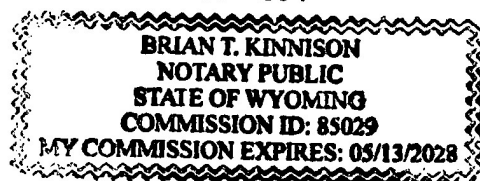
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)ss.
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This instrument was acknowledged before me on the 15 day of May, 2024 by Austin J. Opitz.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28





2024-791992 5/15/2024 4:36 PM PAGE: 2 OF 2
FEES: \$15.00 IH WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 15th day of May, 2024
by Nicole Boyce.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 573-28

