



2025-799431 5/27/2025 3:56 PM PAGE: 1 OF 2
 FEES: \$15.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Matthew E. Marshall and Christine M. Marshall, 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 Joshua Ponciano and Megan Ponciano, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 2377 Tin Cup Cir Sheridan WY 82801 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 2, Fox Minor Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer F, Plat Number 12.

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 27 day of May, 2025.

Matthew E. Marshall
 Matthew E. Marshall

Christine M. Marshall
 Christine M. Marshall

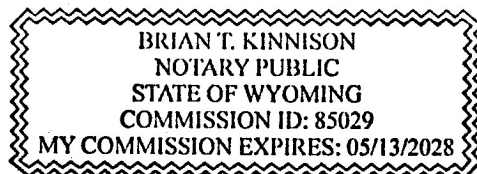
STATE OF WY)
) ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 27th day of May, 2025 by Matthew E. Marshall.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-13-28





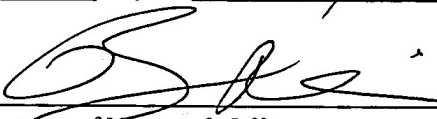
STATE OF WY

COUNTY OF Sheridan

)
)ss.
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This instrument was acknowledged before me on the 27th day of May, 2025
by Christine M. Marshall.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-7-2028

