

WARRANTY DEED

Drew Homola, a married person as his sole and separate property, GRANTOR, 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 Groven Ragsdale and Laura Ragsdale, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1239 Emerson St. 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:

The North 29.4 feet of Lot 19 and the South 36.6 feet of Lot 20 of Taylor's Subdivision of Block 2, Fifth Vale Avoca Place, an Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

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 24th day of JUNE, 2024.

Drew Homola
Drew Homola

STATE OF WY)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 24th day of July, 2024 by Drew Homola.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-73-26

