

WARRANTY DEED

Cindy Barnes, a single person, 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 Cindy Barnes, a single person and Heather McGaugh, a married person dealing in her sole and separate property, as joint tenants with rights of survivorship, GRANTEES, whose address is 435 Burton 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 19 day of July, 2024.

Cindy Barnes
Cindy Barnes

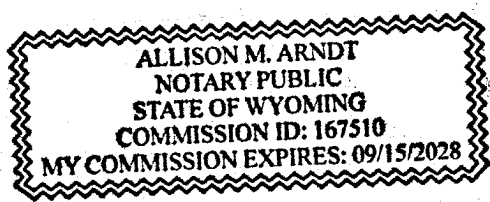
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 19 day of July, 2024 by Cindy Barnes.

WITNESS my hand and official seal.

Allison M. Arndt
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/15/28





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FEES: \$15.00 IH WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Lot 10, of the Subdivision of Block 15, of Sheridan Land Company's First Addition to the City of Sheridan, Sheridan County, Wyoming.

ALSO, the following described tract of land: Starting at the NE corner of Lot 10 of Block 15 of Sheridan Land Company's First Addition to the Town, now City of Sheridan, Sheridan County, Wyoming; thence going East 20 feet; thence going South 165 feet; thence going West 20 feet; thence going North 165 feet, to a point of beginning.

NO. 2024-793565 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801