

**WARRANTY DEED**

Connie D. Rice, a single person, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to Lee Abernathy and Faith Abernathy, husband and wife, as tenants by the entirety, whose address is 432 Park St Apt A Sheridan WY 82801, (hereinafter known as "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

**Lots 1, 2, 3, 4, 5, and 6 of Block 58, Downers Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.**

AND

**All lands in the E1/2NE1/4 of Section 21, T56N, R84W, 6th P.M., Sheridan County, Wyoming lying between the center lines extended of Berry and Walnut Avenues and lying North of a line commencing at the Northeast corner of the SE1/4NE1/4 of Section 21, T56N, R84W, 6th P.M., and running westerly at a bearing S89°03'15"W. The exact position of said northeast corner of the SE1/4NE1/4 is as recorded in the corner restoration file for T56N, R84W, Sheridan County Courthouse, Sheridan County, Wyoming.**

**The above described tract encompasses those lands lying north of the northerly boundary of the North Heights plat and south of the southerly boundary of Downers Addition plat between the extended center lines of Berry and Walnut Avenues.**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

WITNESS my hand this 21 day of Aug, 2025.

Connie D. Rice  
Connie D. Rice

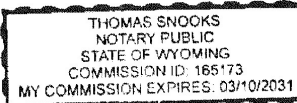
STATE OF Wyoming )  
 )SS.  
COUNTY OF Sheridan )

This instrument was executed and acknowledged before me on August 21<sup>st</sup>, 2025, by Connie D. Rice.

Thomas Snooks  
Signature of Notarial Officer

Title: Notary Public

SEAL:



My commission expires: March 10, 2031

**NO. 2025-801573 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SOVEREIGN STATE TITLE COMPANY, LLC 45 E. LOUCKS ST., STE  
SHERIDAN WY 82801