



2023-786253 6/23/2023 1:44 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Shirley G. Clements, a single person, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, des hereby CONVEY and WARRANT to the GRANTEEES, Michael J. Franks and Bridget N. Franks, husband and wife, as tenants by the entirety, whose address is 3440 Riverside Dr, Riverton WY 82501 the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**Lot 4 of the Replat of Blue Sky Estates. A subdivision in Sheridan County, Wyoming filed in Drawer B of Plats, Number 50 in the Office of the Sheridan County Clerk.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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.

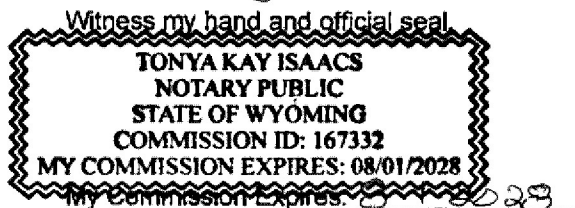
WITNESS my hand(s) this 14 day of June, 2023

Shirley G. Clements  
Shirley G. Clements

State of Wyoming

County of Campbell

The foregoing instrument was acknowledged before me by Shirley G. Clements, a single person, this 14<sup>th</sup> day of June, 2023.



Tonya Kay Isaacs  
Signature of Notarial Officer  
Title: Notary Public

**NO. 2023-786253 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801