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BOOK: 573 PAGE: 159 FEES: \$12.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Richard Steffanus, a married person dealing in his sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Todd Webb and Shannon Webb, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1101 E COLLEGE AVE, LT 23 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:

Lots 11 and 12, Block 4, Murray and Marley Addition to the Town, now City of Sheridan, Sheridan County, Wyoming. ALSO that part of Huntington Street of said Addition (also known as Sioux Street), vacated, lying immediately South of said Lots, and being a strip 38.3 feet wide by 100 feet long, extending from the East line of said Lot 12 to the West line of said Lot 11;

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 my/our hand(s) this 13th day of APRIL, 2018.

Richard Steffanus

NO. 2018-741635 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

STATE OF Virginia

COUNTY OF Fairfax

This instrument was acknowledged before me on the 13th day of April, 2018 by Richard Steffanus.

WITNESS my hand and official seal of



Signature of Notarial Officer
Title: Notary Public