

WARRANTY DEED

TOBIAS L. FREY and LUANN FREY, husband and wife, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to **TERI ANN FREY**, a single person, (herein referred to as "Grantee"), whose address is 1710 Holmes Avenue, Sheridan, WY 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

1710 Holmes Avenue:

Lots 19 and 20, Block 51 of the Downer's Addition to the City of Sheridan, Sheridan County, Wyoming.

AND

The North one-half of 13th Street (vacated by Sheridan County Commissioners December 16, 2003) lying adjacent to Lot 20, Block 51, Downer's Addition to the City of Sheridan, Sheridan County, Wyoming;

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

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

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 1 day of December, 2022.



Tobias L. Frey




LuAnn Frey

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 1 day of December, 2022, by Tobias L. Frey and LuAnn Frey.

WITNESS my hand and official seal.



Notarial Officer

My Commission expires: 11-24-2028

