

WARRANTY DEED


Rita I. Rohrbaugh, 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 Dean A. Byrne and Susan Wriedt-Byrne, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 15 Beartooth 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:

Lot 17, Block G, Powder Horn Ranch, Planned Unit Development, Phase One, a subdivision in Sheridan County, Wyoming, filed as Plat #P-36.

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 2nd day of January, 2025.


Rita I. Rohrbaugh

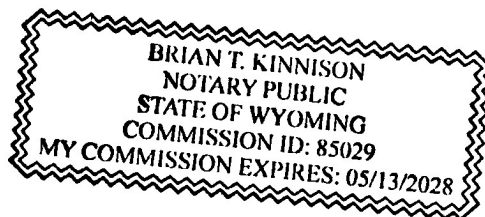
STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 2nd day of January, 2025 by Rita I. Rohrbaugh.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28



NO. 2025-796610 WARRANTY DEED

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