



WARRANTY DEED

Kathryn S. Dehn, a married person as her sole and separate property, 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 Jerry Michael Simpson and Alice Ann Simpson, husband and wife, as tenants by entirety with rights of survivorship, GRANTEEES, 72 Canyon View Drive whose address is 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 9, Block M, Powder Horn Ranch, Planned Unit Development, Phase Three, a subdivision in Sheridan County, Wyoming, filed as Plat #P-42.

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 30th day of NOV, 2023.

Kathryn S. Dehn

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 30th day of November, 2023 by Kathryn S. Dehn.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-28

