

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-22-10127
P.O. Box 6768
Sheridan, WY 82801

2022-779339 6/13/2022 10:42 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Brooke Jaakola, f/k/a Brooke Jackson, and Bryan Jaakola, wife and husband, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to **Reed Stoll, a single person**, whose address is **31 E Heald Street; Sheridan, WY 82801**, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 5, Rappuhn Subdivision to the City of Sheridan, Sheridan County, Wyoming, according to the recorded Plat in Book 1, Page 329 thereof.

AND

An undivided twenty percent (20%) in and to Lot 6 of Rappuhn Subdivision to the City of Sheridan, Sheridan County, Wyoming, according to the recorded Plat in Book 1, Page 329 thereof.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 10th day of June, 2022.

Brooke Jaakola

Brooke Jaakola

Bryan Jaakola

Bryan Jaakola

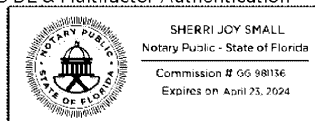
State of Florida
County of Manatee

This instrument was executed and acknowledged before me on June 10, 2022 by Brooke Jaakola and Bryan Jaakola. Signing as Grantors Presented WY & SC DL & Multifactor Authentication

Sherri Joy Small

Sherri Joy Small

Signature of Notarial Officer



Seal:

Notary Public State of Florida
Title (e.g. Notary Public)

Notarized online using audio-video communication

My commission expires: 04/23/2024

NO. 2022-779339 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE COMPANY 954 N MAIN ST
SHERIDAN WY 82801-3036