

After recording, return to:  
Moulton Bellingham PC  
Attention: Kathryn J. Maehl  
P.O. Box 2559  
Billings, MT 59103-2559



**2024-796120** 12/6/2024 4:30 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, LARRY J. VUKONICH and MERRYLEE J. VUKONICH, husband and wife, with an address of P.O. Box 268, Joliet, MT 59041 (collectively "Grantor"), hereby grants unto JENNIFER ANDERSON and MICHAEL ANDERSON, husband and wife with an address of 324 2nd N Plwy Sheridan WY 82801 as joint tenants with right of survivorship (collectively "Grantee"), all of Grantor's right, title and interest in the real property located in Sheridan County, Wyoming, which is more particularly described as follows:

Lot 8 of SaddleCrest Subdivision Corrected Plat, a subdivision in Sheridan County, Wyoming, recorded: May 26, 2020 in Book S of Plats, Page #163.

TOGETHER WITH all improvements, the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, and interest in the real property, possession, claim, and demand whatsoever as well in law as in equity, of the said Grantor in or to the said Property and every part and parcel thereof unto the said Grantee and its successors and assigns.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns forever, subject to the following:

- (a) All building, use, zoning, sanitary and environmental laws, ordinances, maps, resolutions, regulations, and restrictions of all governmental authorities having jurisdiction which affect the property and the use and improvements thereof.
- (b) Any water, mineral, oil, gas, hydrocarbons, sand, gravel or other common variety materials, or other rights previously granted to or reserved by other parties, including any easement rights or matter relating thereto, and any oil, gas, hydrocarbon, and mineral leases of public record.



- (c) Existing subdivision improvement agreements, waivers, easements, licenses, restrictions, reservations, covenants, and rights of way of public record.
- (d) Taxes, charges, and assessments of any type imposed from the current year and thereafter.
- (e) All matters disclosed on certificates of survey and plats, and attachments thereto, of public record.
- (f) All covenants, restrictions, reservations, easements, conditions and rights appearing of record.

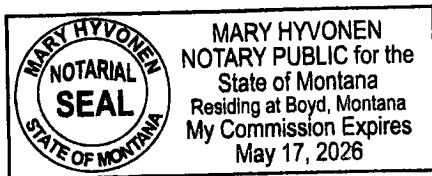
IN WITNESS WHEREOF, Grantor has executed this instrument this 29 day of November, 2024.

Larry J. Vukonich  
LARRY J. VUKONICH

Merrylee J. Vukonich  
MERRYLEE J. VUKONICH

STATE OF MONTANA     )  
County of Yellowstone     )  
                    Carbon

This instrument was acknowledged before me on this 29 day of November, 2024, by Larry J. Vukonich and Merrylee J. Vukonich.



Mary Hyvonen  
Signature of Notary Public