

WARRANTY DEED

Thomas Redenbaugh, a married person as his sole and separate property and Seth R. Larson, a married person as his sole and separate property, GRANTORS, 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 Seth R. Larson, a married person as his sole and separate property, GRANTEE, whose address is

417 W 13th St 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:

A Tract of Land referred to as Tract "A" on the Boundary Line Adjustment recorded December 19th, 2023 in Drawer A, Plat No. 717 and being the West Half of Lots 1 and 2, Block 10, Downers Addition, a subdivision in the City of Sheridan, Sheridan County, Wyoming; being more particularly described by metes and bounds as follows:

Beginning at the Southwest Corner of said Lot 1; thence N 0°37'53" W along the West line of Lot 1 and Lot 2 for a distance of 80.00 feet to the Northwest corner of said Lot 2; thence S 89°31'51" E along the North line of Lot 2 for a distance of 61.50 feet; thence S 0°37'53" E for a distance of 80.00 feet to a point on the South line of said Lot 1; thence N 89°31'51" W along the South line of Lot 1 for a distance of 61.50 feet to the point of beginning.

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 25th day of June, 2025


Thomas Redenbaugh
Seth R. Larson

STATE OF WYOMING)

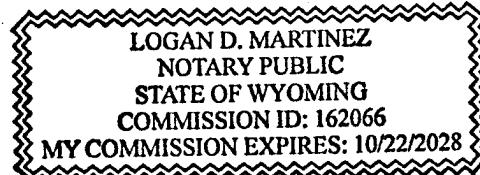
COUNTY OF Sheridan)
ss.)

This instrument was acknowledged before me on the 25th day of June, 2025
by Thomas Redenbaugh.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28



STATE OF WYOMING)

COUNTY OF Sheridan)
ss.)

This instrument was acknowledged before me on the 25th day of June, 2025
by Seth R. Larson.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10.22.25

