



2025-798805 5/1/2025 10:22 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

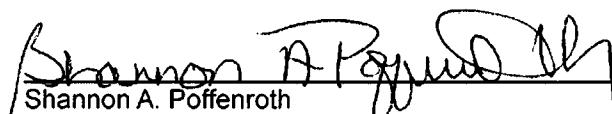
Shannon A. Poffenroth, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE**, **Luke Daniel Stroud and Brittney Ann Ames, husband and wife, as tenants by the entirety**, whose address is 957 Emerson St, Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 11 and the North 22 feet of Lot 10 in Block 2, Third Vale Avoca Place, an addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 my hand(s) this 30th day of April, 2025.



Shannon A. Poffenroth

State of Wyoming

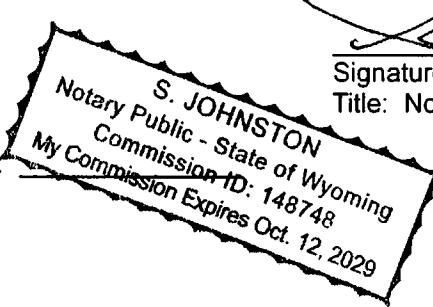
County of Sheridan

The foregoing instrument was acknowledged before me by Shannon A. Poffenroth, this 30th day of April, 2025

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires:



NO. 2025-798805 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEE AVE
SHERIDAN WY 82801