

## WARRANTY DEED

Matthew G. Wilson and Kristen R. Wilson, husband and wife, 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 Bradley John Gregorich and Bailey Keaton Gregorich, husband and wife, as tenants by entirety with rights of survivorship, GRANTEEES, whose address is 353 Night Hawk Ct. 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 30 of the Sparrow Hawk Hill II Subdivision to the City of Sheridan, Sheridan County, Wyoming.**

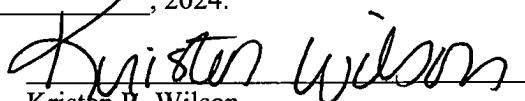
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 24 day of May, 2024.



Matthew G. Wilson



Kristen R. Wilson

STATE OF WY

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COUNTY OF Sheridan

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This instrument was acknowledged before me on the 24<sup>th</sup> day of May, 2024 by Matthew G. Wilson.

WITNESS my hand and official seal.

My Commission expires: 5-13-28

STATE OF WY

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COUNTY OF Sheridan

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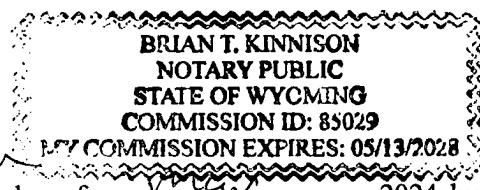
This instrument was acknowledged before me on the 24<sup>th</sup> day of May, 2024 by Kristen R. Wilson.

WITNESS my hand and official seal.

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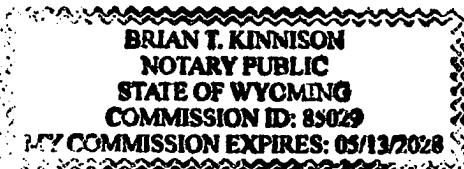
*Signature of Notarial Officer*

Title: Notary Public



*Signature of Notarial Officer*

Title: Notary Public



**NO. 2024-792473 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801