

**WARRANTY DEED**

**Justin Everett Rowe and Sarah Marie Rowe, husband and wife**, (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 **Stephanie L. Magnuson and Adam J. Magnuson, wife and husband, as tenants by the entirety**, whose address is 1752 Poplar Trail, Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) 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 B of the Poplar Trail Subdivision, City of Sheridan, Sheridan County, Wyoming, recorded July 17, 2012, in Book P of Plats, Page 96.**

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 6 day of JUNE, 2023.

Justin E. Rowe

Justin Everett Rowe

STATE OF Wyoming )  
 )SS.  
COUNTY OF Sheridan )

This instrument was executed and acknowledged before me on June 6<sup>th</sup>, 2023, by Justin Everett Rowe.

Thomas Snooks  
Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: March 10, 2025



Sarah Marie Rowe  
Sarah Marie Rowe

STATE OF Wyoming  
COUNTY OF Teton ss.

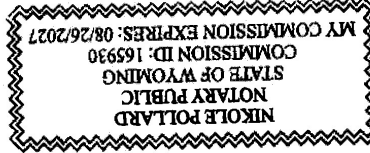
This instrument was executed and acknowledged before me on June 6, 2023, by  
Sarah Marie Rowe.

Nikole Pollard  
Signature of Notarial Officer

Title: Notary Public

My commission expires: 08/26/2027

SEAL:



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