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FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

E & A Land Company, Limited Liability Company, 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 GRANTEEES, Jason H. Van Vleet and Lori L. Van Vleet, husband and wife, as tenants by the entirety, whose address is P.O. Box 337, Three Forks, MT 59752, 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 1 of Eagle Ridge Subdivision, a subdivision in Sheridan County, Wyoming as recorded 21 October 2005 as Plat #E-16.

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 20 day of September 2024

E & A LAND COMPANY

By: Julie Scott Rose, Member

State of:

County of:

The foregoing instrument was acknowledged before me by Julie Scott Rose, Member of E & A Land Company, Limited Liability Company, this 20 day of September 2024.

Witness my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission Expires 04/13/2024

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE
SHERIDAN WY 82801