

## WARRANTY DEED

Caleb Paul Bradley and Chloe Alexis Bradley, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Braden Wayne Herbst and Jessica Lee Herbst, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEEES, whose address is 104 Trails West Cir Ranchester, WY 82839, 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 4 of the Trails West Urban Development Planned United Development, a subdivision located in Sheridan County, Wyoming, as recorded May 24, 2016, Drawer T of Plats, Page 32;**

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 my/our hand(s) this 4 day of February, 2021.

Caleb Paul Bradley  
Caleb Paul Bradley

Chloe Alexis Bradley  
Chloe Alexis Bradley

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 4th day of February, 2021 by Caleb Paul Bradley.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 4th day of February, 2021 by Chloe Alexis Bradley.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

