



### WARRANTY DEED

Shirley A. Grotz, 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, Taylor Townsend, whose address is 670 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 9, Block 18, Coffeen 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 7<sup>th</sup> day of March, 2024.

Shirley A. Grotz  
Shirley A. Grotz

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Shirley A. Grotz, this 7<sup>th</sup> day of March, 2024.

Witness my hand and official seal.

S. Johnston  
Signature of Notarial Officer  
Title: Notary Public

S. JOHNSTON  
Notary Public - State of Wyoming  
Commission ID: 148748  
My Commission Expires Oct. 12, 2029

My Commission Expires: