

# WARRANTY DEED

Hans Ulrich Herman and Jeanan Jacquelyn Herman, husband and wife, as tenants by entirety with rights of survivorship, 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 Joel Ryan Fredrickson, a single person, GRANTEE, whose address is 1736 WARREN AVE 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 Four (4) and the North one-half (1/2) of Lot Five (5), Block Eight (8), Sheridan Gardens Addition 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 2 day of September, 2022.

Hans Ulrich Herman  
Hans Ulrich Herman

Jeanan Jacquelyn Herman  
Jeanan Jacquelyn Herman

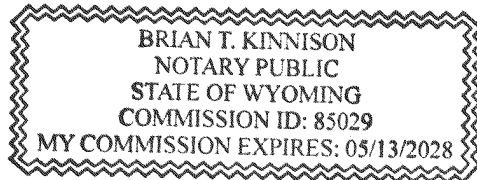
STATE OF WY )  
 )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 2nd day of September, 2022 by Hans Ulrich Herman.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28






STATE OF Wy )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 2<sup>nd</sup> day of September, 2022  
by Jeanan Jacquelyn Herman.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

