

WARRANTY DEED

ALEX N. PICCIANO AND AUTUMN J. PICCIANO FORMERLY KNOWN AS AUTUMN J. DODD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, NOW A MARRIED COUPLE (the "Grantor"), residing in Chippewa County in the State of Minnesota, for and in consideration of the sum of Ten Dollars (\$10) in hand paid and other good and valuable consideration, does hereby GRANT, CONVEY AND WARRANT unto **ERIC FLOREZ, A SINGLE PERSON** (the "Grantee"), residing at 789 East Heald Street, Sheridan Wyoming, all of the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

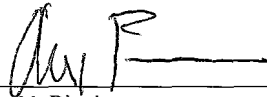
The West half (W½) of Lot 9, and West half (W½) of the South 10 feet of Lot 10, in Block 5 of Gillette's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

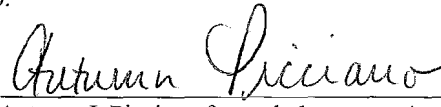
Purported Address: 789 East Heald Street, Sheridan, WY 82801

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's heirs and assigns, in fee simple, forever, as sole owner, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignment, deeds, and other conveyances or transfers of record of all or any part of the mineral estate and all ad valorem property taxes levied upon the subject property from and after the date hereof.

AND the Grantor, for the Grantor and for the Grantor's heirs and personal representatives, covenants that at the time of the making and delivery of this Warranty Deed the Grantor was lawfully seized of an indefeasible estate in fee simple in and to the premises herein described and had good right and power to convey the same; that the same were then free from all encumbrances; and that the Grantor warrants to the Grantee, and the Grantee's heirs and assigns, the quiet and peaceful possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same.

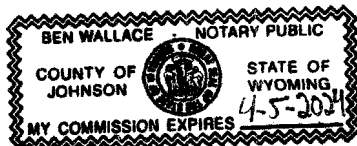
AS WITNESS our hands on this 4th day of December, 2020.

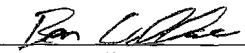

Alex N. Picciano


Autumn J. Picciano formerly known as Autumn Dodd

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 4th day of December, 2020, by **Alex N. Picciano and Autumn J. Picciano formerly known as Autumn J. Dodd, as joint tenants with right of survivorship, now a married couple.**




Notary Public
My Commission Expires: 4-5-2024