

## WARRANTY DEED

Duane Charlson, a married person dealing in his sole and separate property, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Cody Englert and Alexandria Loftus, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 505 Wyoming Avenue 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 1 of the Aksamit Minor Subdivision in the City of Sheridan, Sheridan County Wyoming, indexed as Plat A-21 by the Sheridan County Clerk;**

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 hand this 20<sup>th</sup> day of January, 2021.

Duane Charlson  
Duane Charlson

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 20<sup>th</sup> day of January, 2021 by Duane Charlson.

WITNESS my hand and official seal.

Janelle Crivello  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10/14/2021

