



2021-769515 6/1/2021 11:04 AM PAGE: 1 OF 1  
 FEES: \$12.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Kathleen Jo Boden, a single person**, GRANTOR, of Yellowstone County, State of Montana, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **Heather Hass**, whose address is 928 Leavey Ranch Rd Cheyenne WY 82007, 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 2, Block 1, of the 4th Vale Avoca Place, an 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 this 24 day of May, 2021.

**Kathleen Jo Boden**

By Danielle A. Jones  
 Danielle A. Jones, Attorney-in-Fact

State of Wyoming

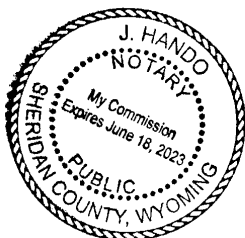
County of Sheridan

The foregoing instrument was acknowledged before me by Danielle A. Jones, this 25 day of May, 2021, who personally appeared before me, was known by me and acknowledged herself to be the attorney-in-fact for Kathleen Jo Boden, and acknowledged that she executed the same as the free and voluntary act of her principal for the purposes therein contained.

Witness my hand and official seal.

J. Hando  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission Expires: 6.18.23



**NO. 2021-769515 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
 SHERIDAN WY 82801