

When recorded, return to:  
Sovereign State Title Company  
Ref. Order No. SSTC-21-10057  
P.O. Box 6768  
Sheridan, WY 82801



2021-769666 6/7/2021 8:05 AM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### GENERAL WARRANTY DEED

Rochelle S. Fox, a married woman, as her sole and separate property, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to Paul M. Juergens and Kaleen M. Juergens, husband and wife and Jared Paul Juergens, a single man, as joint tenants, whose address is 906 Emerson Street, Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

**TOGETHER WITH** all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

**SUBJECT TO** all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

**SAID GRANTOR** for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

WITNESS my/our hand(s) this 4th day of June, 2021.

Rochelle S. Fox  
Rochelle S. Fox

State of Wyoming  
County of Sheridan

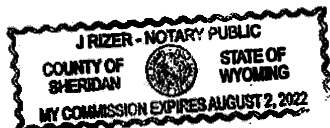
This instrument was executed and acknowledged before me on June 4, 2021 by Rochelle S. Fox.

[Signature]  
Signature of Notarial Officer

Notary Public  
Title (e.g. Notary Public)

My commission expires: 8/2/22

Seal:





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**EXHIBIT A**

A tract of land located in Block 3, Third Vale Avoca Place, more particularly described as follows:

BEGINNING at the original Northeast corner of the original Lot 1, Block 3, Third Vale Avoca Place, said point being located at the Southwest intersection of Nebraska Street and Emerson Street;

Thence along the West right-of-way of Emerson Street S00°29'14"W, 80.00 feet to a point;

Thence leaving said right-of-way N89°30'46"W, 74.68 feet to a point;

Thence N00°29'14"E, 33.71 feet to a point;

Thence N89°30'46"W, 17.84 feet to a point;

Thence N00°29'14"E, 46.29 feet to a point, said point being located on the South right-of-way of Nebraska Street;

Thence along said right-of-way S89°30'46"E, 92.50 feet to the point of BEGINNING.