



2021-772272 9/8/2021 4:00 PM PAGE: 1 OF 1
 FEES: \$12.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Janene M. Baker, a single person, GRANTOR, 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 Erik Kern and Kelsey Kern, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1006 Sumner Street 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 and the North 20 feet of Lot 2, in Block 4, of Fourth Vale Avoca Place, an Addition to the Town, now 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 7th day of September, 2021.

Janene M Baker
 Janene M. Baker

STATE OF WY)
) ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 7th day of September, 2021 by Janene M. Baker.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-13-22



NO. 2021-772272 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801