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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Jason Michael Haught, a single person, GRANTOR, of Sheridan County, State of Wyoming, 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 GRANTEES, **Daniel Kopman and Nahanna Kopman, husband and wife, as tenants by the entirety**, whose address is 600 1/2 Avoca Ave Sheridan WY 82801, 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 4 day of November, 2021.

Jason Michael Haught
Jason Michael Haught

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Jason Michael Haught, a single person, this 4 day of November, 2021.

Witness my hand and official seal.

Alishia Bertola
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 1-3-2023





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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4NW1/4 of Section 35, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, described as follows:
Beginning at a point 239 feet West of the point of intersection of the South line of the NW1/4 of said Section 35 and the center line of Avoca Avenue; thence West 28 feet; thence N7°04'E, 176.4 feet to a point on the center line of Avoca Avenue; thence S54°56'E 74.0 feet along the center line of Avoca Avenue; thence S22° 18'W, 142.9 feet to the point of beginning.

ALSO

A tract of land located in the SE1/4NW1/4 of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:
Beginning at a point located West, 211.0 feet from the point of intersection of the south line of the NW1/4 of said Section 35 and the centerline of Avoca Avenue; thence West, 28.0 feet; thence N22°18'E, 111.9 feet to the southerly line of Avoca Avenue; thence along the southerly line of Avoca Avenue, S54°56'E, 6.5 feet; thence leaving said southerly line, S11°13'W, 101.7 feet to the point of beginning.

EXCEPTING therefrom any portion the above described tracts lying within Avoca Avenue.