

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-21-10252
P.O. Box 6768
Sheridan, WY 82801

WARRANTY DEED

Donald R. Sullivan and Peggy J. Sullivan, husband and wife, (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 **Carmela S. Ter Haar, a married woman dealing in her sole and separate property**, whose address is 100 Metz Road, Sheridan, Wyoming 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:

Lot 13, Block 2 of the Third Vale Avoca Place, an addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

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.

WITNESS my/our hand(s) this 24th day of November, 2021.

Donald R. Sullivan
Donald R. Sullivan

Peggy J. Sullivan
Peggy J. Sullivan

State of Wyoming
County of Sheridan

This instrument was executed and acknowledged before me on November 24, 2021 by Donald R. Sullivan and Peggy J. Sullivan.

J. Hando
Signature of Notarial Officer

Notary
Title (e.g. Notary Public)

My commission expires: 6/18/23

Seal: _____

