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FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Gabriel M. Thums and Christal M. Thums, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the **GRANTEE, Matthew C. Fellhauer**, whose address is 102 Sullivan Rd 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:

Lot 5, Block 2 of Fourth 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 our hands this ____ day of February, 2022.

Gabriel M. Thums

Christal M. Thums

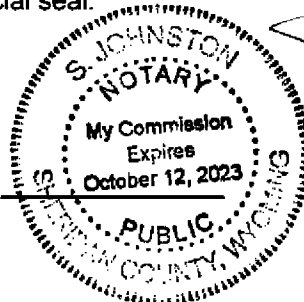
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Gabriel M. Thums and Christal M. Thums, this 23rd day of February, 2022.

Witness my hand and official seal.

My Commission Expires:



Signature of Notarial Officer
Title: Notary Public

NO. 2022-776631 WARRANTY DEED

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