

WARRANTY DEED

Mackenzie T. Winzenburg, a married person as his sole and separate property, 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 Eric LaClaire and Roxanne LaClaire, husband and wife, as tenants by entirety with rights of survivorship, GRANTEEES, whose address is 925 Big Horn Ave 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 13 and the South 18 feet of Lot 14, Block 2, of Smyth's 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 14 day of April, 2022.

Mackenzie T. Winzenburg
Mackenzie T. Winzenburg

STATE OF WY)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 14th day of April, 2022 by Mackenzie T. Winzenburg.

WITNESS my hand and official seal.

Brian T. Winson
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-73-22

