



2022-779051 6/3/2022 1:44 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Paulette E. McNally and James McIlquham, wife and husband, (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, hereby CONVEYS and WARRANTS to **Michael E. Milner, a single person**, whose address is 1171 Emerson St. Sheridan WY 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:

**The South 17 ½ feet of Lot 25 and the North 33 ½ feet of Lot 24 of Taylor's
Subdivision of Block 2, Fifth Vale Avoca Place, an addition to the 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.

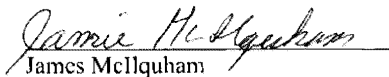
SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, 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 13th day of June, 2022.



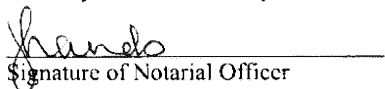
Paulette E. McNally



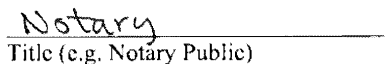
James McIlquham

State of Wyoming
County of Sheridan

This instrument was executed and acknowledged before me on June 13, 2022 by Paulette E. McNally and James McIlquham.



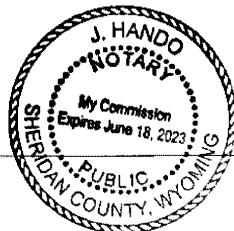
Signature of Notarial Officer



Title (e.g. Notary Public)

My commission expires: 6-18-23

Seal: _____



NO. 2022-779051 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE COMPANY 954 N MAIN ST
SHERIDAN WY 82801-3036