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

WARRANTY DEED

Cheryl L. Wells, GRANTOR, 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, does hereby CONVEY and WARRANT to the **GRANTEE, Shaun Robert Christiansen, a single person**, whose address is 1044 S. Sheridan 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:

Lot 6, Block 1, Fourth Vale Avoca Place, an Addition to the 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 my hand(s) this 7-8-22 day of _____.

Cheryl L. Wells
 Cheryl L. Wells

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Cheryl L. Wells, this 8th day of July, 2022

Witness my hand and official seal.

My Commission Expires:



EDA Schunk Thompson
 Signature of Notarial Officer
 Title: Notary Public

NO. 2022-779980 WARRANTY DEED

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