

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-22-10179
P.O. Box 6768
Sheridan, WY 82801



2022-780136 7/14/2022 2:13 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Austin Woodward and Miranda Woodward, 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, hereby CONVEYS and WARRANTS to **Todd Paul Richins and Heidi Richins, husband and wife, as tenants by the entirety**, whose address is 735 Illinios Avenue : Sheridan, WY 82801 (hereinafter known as "Grantee," whether one or more) 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 10, Block 22, Coffeen 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.

WITNESS my/our hand(s) this 14th day of July, 2022.

Austin Woodward

Miranda Woodward

STATE OF Wyoming)
)SS.
COUNTY OF Sheridan)

This instrument was executed and acknowledged before me on July 14, 2022 by Austin Woodward and Miranda Woodward.

Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: 6-18-23

