

WARRANTY DEED

Katherine M. Caldwell, a single person, (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 **Madison Tillard, a single person**, whose address is **615 Sumner; 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 18, Block 18, 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 26th day of July, 2022.

Katherine M. Caldwell

Katherine M. Caldwell

STATE OF Virginia

COUNTY OF Loudoun

This instrument was executed and acknowledged before me on 26th day of July, 2022 by Katherine M. Caldwell.



Gloria Asare

Signature of Notarial Officer

Title: Notary Public Electronic Notary Public

My commission expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

