

WARRANTY DEED

Christopher G. Tellez and Stephanie M. Tellez, husband and wife, GRANTORS, 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 Marilyn F. Grams, Trustee of the Marilyn F. Grams Trust under Declaration of Trust dated October 18, 1999, GRANTEE, whose 420 Hastings Ave. Missoula, MT 59801 address is 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:

Lots 4, 5 and 6, Block 19, Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

ALSO

All of the part of vacated Carrington Street located in Coffeen's Second Addition to the City of Sheridan, Sheridan County, Wyoming, adjacent to Block 19 of Coffeen's Second Addition, lying north of the right-of-way of King Street to a point eight (8) feet north of the north boundary of Lots 4, 5, and 6, being the midpoint of the vacated alley determined below, and

The south one half (1/2) of the part of the vacated alley located in Block 19, Coffeen's Second Addition to the City of Sheridan, Sheridan County, Wyoming lying south of Lots 1, 2, and 3 of said Block 19, and north of Lots 4, 5, and 6 of said Block 19, Coffeen's Second Addition to the 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 26 day of September, 2022.

Chris G. Tellez
Christopher G. Tellez


Stephanie M. Tellez
Stephanie M. Tellez

STATE OF Wyoming
COUNTY OF Sheridan

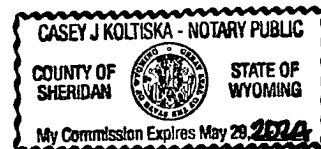
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This instrument was acknowledged before me on the 23 day of September, 2022
by Christopher G. Tellez.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: May 29, 2024

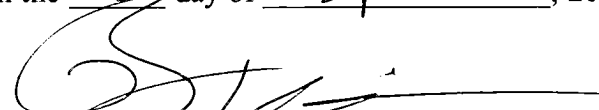


STATE OF Wy
COUNTY OF Shurich

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This instrument was acknowledged before me on the 26th day of September, 2022
by Stephanie M. Tellez.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

