

**WARRANTY DEED**

**Terry L. Kruse and Serene Anne Kruse, 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 **James J. Knudtson and Korkie R. Knudtson, husband and wife, as tenants by the entirety**, whose address is 850 Olive Street, 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 3 of Block 19, Coffeen Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming**

**AND**

**All of the part of vacated Carrington Street located in Coffeen Second Addition to the City of Sheridan, adjacent to Block 19 of Coffeen Second Addition, lying south of the south right-of-way of Olive Street to a point eight (8) feet south of the south boundary of Lots 1, 2 and 3, being the midpoint of the following described vacated alley.**

**AND**

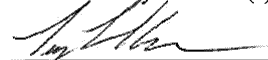
**The North one half (1/2) of the part of the vacated alley located in Block 19, Coffeen Second Addition to the City of Sheridan, lying south of Lot 3 of said Block 19, and north of Lot 4 of said Block 19, Coffeen Second Addition to the City of Sheridan.**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

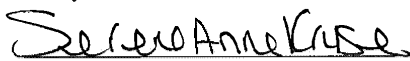
TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

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 August, 2022.



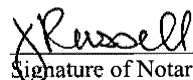
Terry L. Kruse



Serene Anne Kruse

STATE OF Wyoming )  
                                  )SS.  
COUNTY OF Sheridan)

This instrument was executed and acknowledged before me on August 26, 2022 by Terry L. Kruse and Serene Anne Kruse.



Signature of Notarial Officer

Title: Notary Public

My commission expires: 6-18-23

SEAL:

