

WARRANTY DEED

Shawn M. Opitz and Nicole A. Opitz, 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 Tyler Bennett, a single person, GRANTEE, whose address is Po Box 6816 Sheridan, WY 82801 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 1 and 2, Block 17, Gillette Addition to the Town, now 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 5th day of May, 2023.

Shawn M. Opitz
Shawn M. Opitz

Nicole Opitz
Nicole A. Opitz

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 5th day of May, 2023 by Shawn M. Opitz.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 5th day of May, 2023 by Nicole A. Opitz.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

