

WARRANTY DEED

Kurt D. Ilgen and Jodi C. Ilgen, 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 Amanda ~~Lx~~ Foose, a single person, GRANTEE, whose address is 3517 Poppi Ave Evans CO 80620 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:

*Lynne

See Exhibit "A" attached hereto.

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 2nd day of JUNE, 2023.

Kurt D. Ilgen
Kurt D. Ilgen

Jodi C. Ilgen
Jodi C. Ilgen

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 2nd day of June, 2023 by Kurt D. Ilgen.

WITNESS my hand and official seal.

My Commission expires: 10-22-28

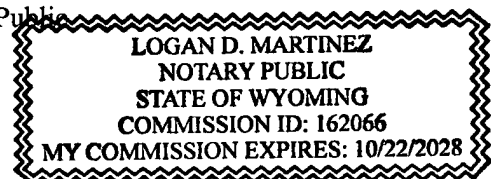
STATE OF Wyoming)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 2nd day of June, 2023 by Jodi C. Ilgen.

WITNESS my hand and official seal.

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Logan D. Martinez
Signature of Notarial Officer
Title: Notary Public



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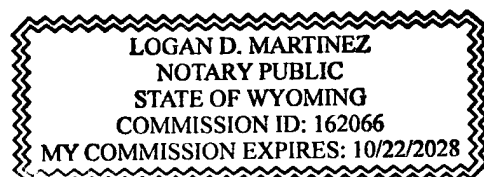


EXHIBIT A

Portion of Lot 3, Block 20, Vale Avoca Place to the Town, now City of Sheridan, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows: Beginning at a point 95.0 feet North and 145.5 feet West of the Southeast corner of said Lot 3; thence South 55 feet to a point; thence West 54.5 feet to a point; thence North 80 feet to a point; thence East 29 feet to a point; thence S45°16'33"E, 35.71 feet to the point of beginning.

Together with an undivided one-fifth interest in a common drive described as a portion of Lot 3, Block 20, Vale Avoca Place to the Town, now City of Sheridan, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point 95.00 feet North of the Southeast corner of said Lot 3; thence West 145.50 feet; thence S45°16'33"W, a distance of 35.71 feet; thence East a distance of 171 feet; thence South 25 feet to the point of beginning.



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-785926 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801