



2023-786632 7/18/2023 8:11 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Shannon A. Poffenroth, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE, Matthew Dale Karch**, whose address is 535 King St. Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

The South 121.5 feet of the West 100 feet of the East 166 feet of Block Seven (7), Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 my hand(s) this 17th day of July, 2023

Shannon A Poffenroth
Shannon A. Poffenroth

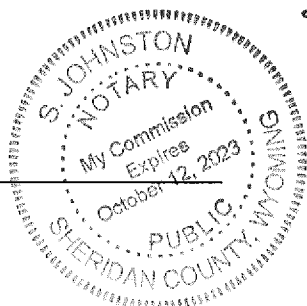
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Shannon A. Poffenroth, this 17th day of July, 2023

Witness my hand and official seal.

My Commission Expires: _____



EDA Schunk Thompson
Signature of Notarial Officer
Title: Notary Public

NO. 2023-786632 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801