



2023-786635 7/18/2023 8:28 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Kristy N. Schimpf and Shane A. Schimpf, wife and husband, GRANTORS, 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, do hereby CONVEY and WARRANT to the GRANTEE, **Shannon A. Poffenroth**, whose address is **957 Emerson St, Sheridan, WY**, 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:

Lot 11 and the North 22 feet of Lot 10 in Block 2, Third Vale Avoca Place, an 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 17 day of July, 2023.

Kristy N. Schimpf
Kristy N. Schimpf

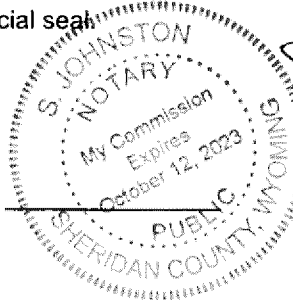
Shane A. Schimpf
Shane A. Schimpf

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Kristy N. Schimpf and Shane A. Schimpf, wife and husband, this 17th day of July, 2023.

Witness my hand and official seal



S. Johnston
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: _____

NO. 2023-786635 WARRANTY DEED

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