

WARRANTY DEED

Thomas David Peterson, a single person, GRANTOR, 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 Dustin Todd Ballard and Gloria Anne Ballard, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 404 S. Carlin Street Sheridan, WY 82901 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 11, of the Coffeen's Second 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 1 day of September, 2023.

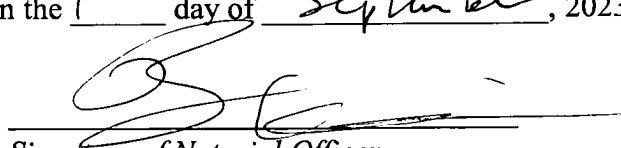


Thomas David Peterson

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 1st day of September, 2023 by Thomas David Peterson.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-2028

