

WARRANTY DEED

Hunter D. Benedict, a single person, and Okley N. Perry, a single person, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to **Wyatt Avery, a single person, and Bryanna Hackney, a single person, as joint tenants with right of survivorship**, whose address is 1206 S Sheridan Ave Sheridan WY 82801, (hereinafter known as "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Portion of Lot 3, Block 20, Vale Avoca Place to the Town, now City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point 120 feet North and 100 feet West of the Southeast corner of said Lot 3; thence North 80 feet to a point; thence West 50 feet to a point; thence South 80 feet to a point; thence East 50 feet to the point of beginning.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 15th day of September, 2023.

Hunter D. Benedict
Hunter D. Benedict

Okley N. Perry
Okley N. Perry

STATE OF Wyoming)
)SS.
COUNTY OF Sheridan)

This instrument was executed and acknowledged before me on Sept. 15, 2023, 2023, by Hunter D. Benedict and Okley N. Perry.

Thomas Snooks
Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: March 10, 2025

