



WARRANTY DEED

Roberta A. Flockhart, 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 Xavier Lawrence Guidroz, a married person as his sole and separate property, GRANTEE, whose address is 530 Wyoming Ave., Sheridan, WY 82801 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:

Lot 16, Block 1, East Park Addition to the Town, now City of Sehridan, Sheridan County, Wyoming.

EXCEPTING THEREFROM that certain parcel of land conveyed to The State Highway Commission of Wyoming in Warranty Deed recorded November 5, 1981 in Book 261, Page 262.

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.

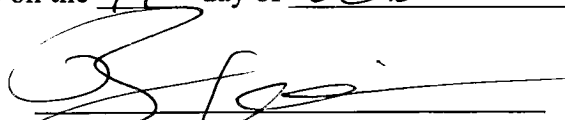
WITNESS our hands this 19 day of Oct, 2023.


 Roberta A. Flockhart

STATE OF WY)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 19 day of October, 2023 by Roberta A. Flockhart.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-3-28

NO. 2023-788327 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801

