



## WARRANTY DEED

Just Getting Started, LLC, a Texas limited liability company, 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 Jeff Shanor, a single person and Anna Zowada, a single person, as tenants in common, GRANTEES, whose address is 607 Canby St 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 6 of Gillette'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 2 day of Nov, 2023.

Just Getting Started, LLC, a Texas limited liability company

[Signature]

BY: Ike Sankov

TITLE: Manager

STATE OF WY )

COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 2<sup>nd</sup> day of November, 2023 by Ike Sankov, Manager of Just Getting Started, LLC, a Texas limited liability company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

**NO. 2023-788620 WARRANTY DEED**

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

