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BOOK: 575 PAGE: 439 FEES: \$12.00 MFP WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Bradley J. Gregorich and Bailey K. Gregorich, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, Elliott John Bauder and Emily Layton Bauder, husband and wife, as tenants by the entirety, whose address is 832 Gladstone Sheridan, WY 82801, 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:

The South 30 feet of Lot 4 and the North 30 feet of Lot 5, Block 5, Second Vale Avoca Place, an Addition to the 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 our hands this 31 day of JULY, 2018.

Bradley J. Gregorich
Bradley J. Gregorich

Bailey K. Gregorich
Bailey K. Gregorich

State of WYOMING

County of CAMPBELL

The foregoing instrument was acknowledged before me by Bradley J. Gregorich and Bailey K. Gregorich, this 31 day of JULY, 2018.

Witness my hand and official seal.

Kevin Kaufman
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 9-12-2020



NO. 2018-744207 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCTIA
SHERIDAN WY 82801