



2019-751560 7/31/2019 4:25 PM PAGE: 1 OF 2
 BOOK: 582 PAGE: 245 FEES: \$15.00 MFP WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Steven Paul Juroszek, a single person, and Regina Ann Juroszek-Smith (fka Regina Ann Juroszek), a married person who took title as a single person, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Eric Stringer, a single person, GRANTEE whose address is 13 KELLY DRIVE, 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:

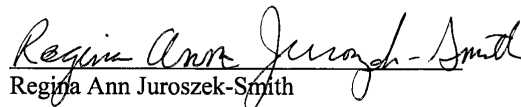
See EXHIBIT "A" attached hereto;

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 my/our hand(s) this 31st day of July, 2019.


 Steven Paul Juroszek

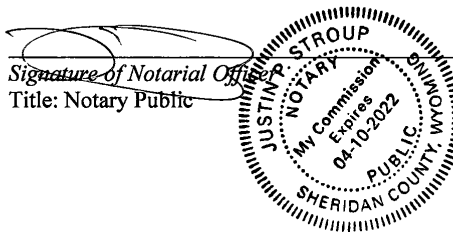

 Regina Ann Juroszek-Smith

STATE OF Wyoming)
)ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 31 day of July, 2019 by Steven Paul Juroszek.

WITNESS my hand and official seal.

My Commission expires: 4/10/22

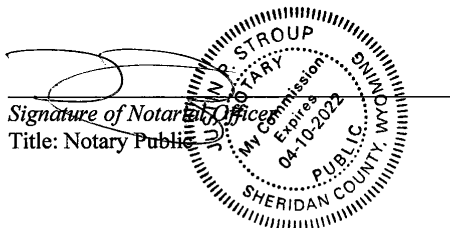


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EXHIBIT "A"

A tract of land located in Lots Eleven (11) and Twelve (12) of the Helvey Subdivision of Lots 1 and 2, Block 4, Fifth Vale Avoca Place, City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point marked with an axle shaft at the southeast corner of said Lot Twelve (12); thence along the southerly line of said Lot Twelve (12), S89°59'W, 150.0 feet to an iron pipe at the southwest corner of said Lot Twelve (12); thence along the westerly line of said Lots Eleven (11) and Twelve (12), north, 82.5 feet to a #5 steel rod; thence leaving said westerly line, N89°59'E, 19.5 feet to a #5 steel rod; thence south 7.5 feet to a #5 steel rod; thence N89°59'E, 130.5 feet to a #5 steel rod located on the easterly line of said Lot Eleven (11); thence along the easterly line of said Lots Eleven (11) and Twelve (12), south, 75.0 feet to the point of beginning.

NO. 2019-751560 WARRANTY DEED

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