

## WARRANTY DEED

Abernatha Properties, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Szeron, LLC, a Wyoming limited liability company, GRANTEE, whose address is 1095 Saberton Avenue, 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:

**The South one-half (½) of Lot 3, and all of Lots 4 and 5, in Block 28, Suburban Homes Company's Addition to the City of Sheridan, Sheridan County, Wyoming.**

**EXCEPTING THEREFROM that certain parcel of land conveyed to the Transportation Commission of Wyoming as Contained in Quitclaim Deed recorded August 27, 2015, Book 555, Page 101;**

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 hand this 24<sup>th</sup> day of October, 2019

ABERNATHA PROPERTIES, LLC,  
a Wyoming limited liability company

Corbin Abernatha  
By: Corbin Abernatha, member

STATE OF WYOMING           )  
  )ss.  
COUNTY OF SHERIDAN       )

This instrument was acknowledged before me on the 24<sup>th</sup> day of October, 2019, by Corbin Abernatha, as the sole and authorized member of Abernatha Properties, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Paulette R. Bowie  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 2-2-23

