



2020-764850 12/21/2020 9:10 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

JAMES B. DENNIS (the "Grantor"), residing in Sheridan County in the State of Wyoming, for and in consideration of the sum of Ten Dollars (\$10) in hand paid and other good and valuable consideration, does hereby GRANT, CONVEY AND WARRANT unto **RED HEN ENTERPRISES, LLC. A WYOMING LIMITED LIABILITY COMPANY** (the "Grantee"), having its principal place of business in Sheridan County in the State of Wyoming, all of the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Lot 16, Block 14, Dana Addition to the Town, now city of Sheridan, Sheridan County, Wyoming.

Purported Address: 1331 Holloway Avenue, Sheridan, WY 82801

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's successors and assigns, in fee simple, forever, as sole owner, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignment, deeds, and other conveyances or transfers of record of all or any part of the mineral estate and all ad valorem property taxes levied upon the subject property from and after the date hereof.

AND the Grantor, for the Grantor and for the Grantor's heirs and personal representatives, covenants that at the time of the making and delivery of this Warranty Deed the Grantor was lawfully seized of an indefeasible estate in fee simple in and to the premises herein described and had good right and power to convey the same; that the same were then free from all encumbrances; and that the Grantor warrants to the Grantee, and the Grantee's successors and assigns, the quiet and peaceful possession of such premises, and will defend the title thereto against all persons who may lawfully claim the same.

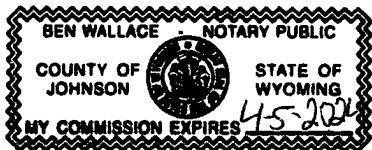
AS WITNESS my hand on this 18 day of December, 2020.

James B. Dennis

James B. Dennis

STATE OF WYOMING
COUNTY OF JOHNSON

This instrument was acknowledged before me on this 18th day of December, 2020, by **James B. Dennis**.



Ben Wallace

Notary Public

My Commission Expires: 4-5-2024

NO. 2020-764850 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SUMMIT TITLE SERVICES 99 S MAIN ST SUITE B
BUFFALO WY 82834