



## WARRANTY DEED

Sheridan Links, 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 Jane Springsteen, as Trustee of the Jane Springsteen Family Trust dated June 6, 2018, GRANTEE, whose address is 954 Burton St. 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:

<sup>6</sup>  
**Tract 3, Block 1 of the Sheridan Links Planned Unit Development Subdivision, a subdivision in Sheridan County, Wyoming as filed March 25, 2016, in Drawer S of Plats, Page #150;**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

RESERVING, HOWEVER, those easements described and illustrated on said Tract 3, as platted on March 25, 2016, in Drawer S of Plats, Page #150, including but not limited to that 8' wide irrigation easement and that 40' wide private access & utility easement for the benefit of the Sheridan Links Homeowners' Association and all lot owners in Blocks 1, 2 and 6 of Sheridan Links P.U.D., and their heirs, successors and assigns for the purpose of providing the private ingress/egress and utility access from Old Course Way to western edge of Sheridan Links P.U.D.

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 6<sup>th</sup> day of June, 2018.

Sheridan Links, LLC  
a Wyoming limited liability company

By: Greg Van Krosigk  
Title: Member

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 6<sup>th</sup> day of June, 2018, by Greg Van Krosigk, as Member of Sheridan Links, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-22



**NO. 2018-742832 WARRANTY DEED**

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