



## **WARRANTY DEED**

The **SANDRA L. CROSS TRUST**, a Trust entity with its situs in Sheridan County, within the State of Wyoming, under its written **SANDRA L. CROSS AGREEMENT**, originally made and **dated March 22, 2006**, which appears herein in the first part as the **GRANTOR**, and the postal address of which is 523 Park Street, Sheridan, Wyoming 82801, acting herein and hereunder now by and through the Trust entity's **sole successor Trustee, Justin R. Cross**; heretofore having derived and acquired title to the following-described real property, improvements, and appurtenances under, by, and through that certain **QUITCLAIM DEED**, which was dated, signed, acknowledged by the predecessor-in-title, and delivered unto the **GRANTOR** on or about **March 22, 2006**; and, which was **filed of public record** in the office of the Clerk and Recorder of Sheridan County, within the State of Wyoming, **on April 12, 2006**, in **Book 473 of Deeds**, commencing at **Page 298**, being denoted also therein as **Document No. 537043**; **AND**, as further documented by and through that certain **TRUSTEE'S CERTIFICATION OF TRUST UNDER W.S. § 4-10-1014 AND TRUSTEE'S AFFIDAVIT OF TRUSTEE SUCCESSION UNDER W.S. § 34-11-101** (which, in relevant part, documents the death of **Sandra L. Cross**, the **Trustor** and **initial Trustee** of and under the aforesaid **Sandra L. Cross Trust**, and which also **confirms the continuing existence of the said Trust entity and the succession in trusteeship thereof unto Justin R. Cross**, a son of the late **Sandra L. Cross**, who now serves and acts as the **sole successor Trustee** of and under the said **Sandra L. Cross Trust**), **FOR AND IN CONSIDERATION OF TEN AND MORE DOLLARS (\$10.00+)**, and for other good and valuable consideration, the receipt of which and its sufficiency the **GRANTOR** hereby acknowledges, by these presents **CONVEYS, WARRANTS, AND DELIVERS** unto **DAUGAARD CONSTRUCTION, LLC** (i.e., a Wyoming Limited Liability Company under **Wyoming Entity Identification Number 2019-000835393**, and in good standing in the State of Wyoming, at the time this **WARRANTY DEED** is signed and acknowledged) in the second part as the **GRANTEE** – and, the postal address of the **GRANTEE** as of the date of

**this conveyance for the purpose of mailing property tax notices and all other purposes hereunder is 120 Meade Creek Road, Sheridan, Wyoming 82801 – the real property, improvements, and appurtenances which the GRANTOR herein-below describes, and which are situate in the County of Sheridan, within the State of Wyoming, to wit:**

**Part of Lots 20, 21, 22, 23, and 24 of Block 5, Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows:**

**Beginning at a point on the South Line of said Block, 86 feet East of the Southeast Corner of said Block 5; thence North, parallel with the West Line of said Block, 119 feet to a point; thence East 43 feet to a point; thence South 119 feet, more or less, to the South Line of said Block; and, thence West to the point of beginning;**

**Said Block being situated in the S ½ SW ¼ of Section 26, Township 56 North, Range 84 West of the Sixth PM; Sheridan County, Wyoming;**

**TOGETHER WITH all improvements situate thereon and all appurtenances thereunto appertaining or belonging;**

**SUBJECT TO all reservations, rights-of-way, easements, covenants, restrictions, and encumbrances of record;**

**Also Known And Numbered As:**

**523 Park Street  
Sheridan, Wyoming 82801**

**HEREBY RELEASING and WAIVING HOMESTEAD RIGHTS that otherwise might arise under or by virtue of the homestead exemption laws of the State of Wyoming.**

[This space intentionally is left blank. See following page for Grantor's signing and acknowledgment.]

