

Cowboy State Title, LLC
201 North Connor Street, Suite 250,
Sheridan, WY 82801



2021-770709 7/14/2021 10:19 AM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Steve C. Yates, a single person, of Sheridan County, State of Wyoming, (hereinafter known as the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Daugaard Construction LLC**, a Wyoming limited liability company with its principal place of business located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantee(s)"), the following described real estate situated in Sheridan County, State of Wyoming:

Part of Lot 7, Block 2, of Thurmond's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, as described as follows:

Commencing at the Southeast corner of said Lot 7 running thence West 60 feet; thence North 124 feet to the alley; thence East 3 feet to a point; thence South 62 feet to a point; thence East 57 feet to the East line of said Lot; thence South 62 feet to the point of beginning.

Purported Address: 152 South Jefferson Street, 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 its heirs, successors, and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantor, for said Grantor's, successors, executors and administrators, covenants with Grantee, and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their executors and administrators shall, warrant and defend the same to said Grantee, and successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the day and year first above written.

Signature and acknowledgement are on the following page.



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GRANTOR:


Steve C. Yates

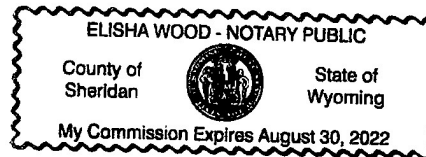
ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 13 day of July,
2021 by Steve C. Yates.


Signature of Notarial Officer

My commission expires: Aug. 30, 2022



NO. 2021-770709 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
COWBOY STATE TITLE P O BOX 6590
SHERIDAN WY 82801