

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **Burton Flats LLC**, whose address is 1656 S. Sheridan Ave., Sheridan, WY 82801 (referred to as "Grantor"), conveys and warrants to **Hallie Musso**, whose address is 1301 Avon St., Unit 3, Sheridan Wyoming, 82801 (referred to as "Grantee") the following described real property 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:

Unit C3, and Garage Unit C3, and Limited Common Element C3, at 1301 Avon Street, of Burton Flats Condominiums, C Wing, as described in the Amended and Restated Declaration of the Burton Flats Condominiums, as recorded on November 23, 2020, as Instrument No. 2020-764044 (the "Declaration"), and that certain Condominium Plat of Burton Flats Condominiums, C Wing initially filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on October 2, 2020, in Drawer No. 1, Plat No. 36, Instrument No. 2020-762543 (the "Plat");

TOGETHER WITH an undivided proportional share in the General Common Areas and Facilities, Storage Units, and Health Club, as established, defined, described, and expanded in and pursuant to the Declaration and the Plat, as they may be amended from time to time;

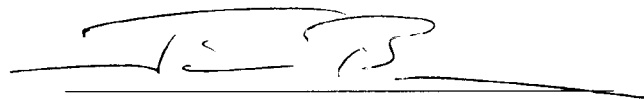
TOGETHER WITH all improvements (except as set forth below), privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition. Buyer agrees to accept the previously constructed improvements and fixtures "AS IS;"

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this 2nd day of August, 2021.

GRANTOR:

Burton Flats LLC

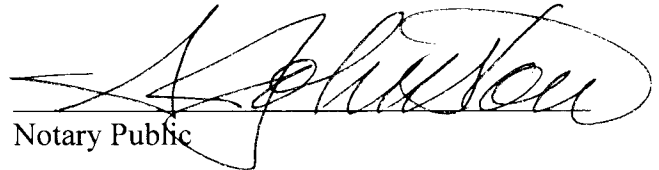

Jim Bede, Managing Member

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 2nd day of July, 2021,
by **Jim Bede**, the managing member of Burton Flats LLC.

WITNESS my hand and official seal.




Notary Public

My commission expires: 10/12/23

NO. 2021-771264 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801