



2020-758167 5/14/2020 3:59 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Tipperary Properties, 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 W. Donald Horn, Jr. and Eileen S. Horn, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 12 DORNCH DR. 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:

Lot 2 of West Falls at the Powder Horn Ranch, a subdivision in Sheridan County, Wyoming, as recorded in Book W of Plats, Page 62.

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

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/our hand(s) this 12th day of May, 2020.

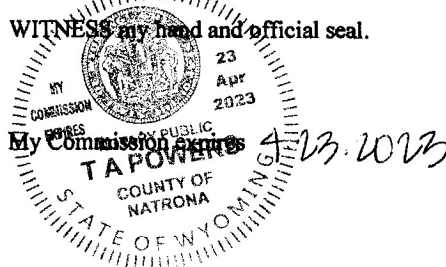
Tipperary Properties, LLC, a Wyoming
limited liability company

[Signature]
By: Timm A. Smith
Title: Manager

STATE OF WYOMING)
COUNTY OF NATRONA)ss.

This instrument was acknowledged before me on the 12th day of May, 2020, by Timm A. Smith, as Manager of Tipperary Properties, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.



[Signature]
Signature of Notarial Officer
Title: Notary Public

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WILCOX AGENCY
SHERIDAN WY 82801