

WARRANTY DEED

THIS INDENTURE, made the 20<sup>th</sup> day of December, 2019, by and between **Groathouse Construction, Inc.**, a corporation organized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Albany, the GRANTOR, and **Teresa Joy McArthur and Jason Robert McArthur, wife and husband, as tenants by the entirety** whose address is PO Box 198 Ranchester WY 82839, the GRANTEES, WITNESSETH:

That the GRANTOR, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does by these presents, grant, bargain, sell CONVEY and WARRANT unto the said GRANTEES, all that certain tract, lot, piece, and parcel of land situated in the County of Sheridan, State of Wyoming, and described as follows, to-wit:

**Lot 8, Block K, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and county subdivision laws.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed by its duly authorized officer, the day and year first above written.

GROATHOUSE CONSTRUCTION, INC.

By Raymond R. McElwee,  
Secretary / Treasurer

State of Wyoming  
County of Albany

On this 16<sup>th</sup> day of December, 2019, before me personally appeared, Raymond R. McElwee, to me personally known, who, being by me duly sworn, did say that he is the Secretary / Treasurer of Groathouse Construction, Inc., and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 16<sup>th</sup> day of December, 2019.

Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 5-15-22

