

**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 **John Kooper and Cindy Kooper, husband and wife as tenants by the entirety**, whose address is 1301 Avon St., Unit 1, Sheridan, Wyoming 820801 (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 C1, and Garage Unit C1, and Limited Common Element C1, 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 all of such 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 14th day of May, 2021.

  
Jim Bede, as Manager for Burton Flats, LLC

STATE OF WYOMING       )  
                                      : ss.  
COUNTY OF SHERIDAN   )

The foregoing instrument was acknowledged before me this 14th day of May, 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. 2021-769116 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801