



2021-770946 7/23/2021 4:07 PM PAGE: 1 OF 1  
 FEES: \$12.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# WARRANTY DEED

FOR VALUE RECEIVED, Whitney Benefits, a Wyoming nonprofit corporation ("Grantor"), conveys and warrants to Not Real Doctors, LLC (Grantee) whose address is 1821 S. Sheridan Avenue, Suite A, Sheridan, WY 82801 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:

Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 5 of the Original Town, now City, of Sheridan, Sheridan County, Wyoming.

Together with all buildings and improvements situate thereon, in their present condition.

Subject to all exceptions, reservations, rights of way, covenants, restrictions and rights of record, including without limitation the Declaration of Covenants recorded as Instrument No. 2021-766500 in the Office of the County Clerk of Sheridan County, Wyoming, and to any state of facts which would be disclosed by an accurate survey or physical inspection of the property and to building and zoning rules and regulations of any governmental entity and to real estate taxes for the year of closing.

THIS PROPERTY IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE "AS IS, WHERE IS" AND, EXCEPT FOR GRANTOR'S WARRANTIES OF TITLE, WITHOUT REPRESENTATION OR WARRANTY BY SELLER, WHETHER EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE.

DATED this 23<sup>rd</sup> day of July, 2021.

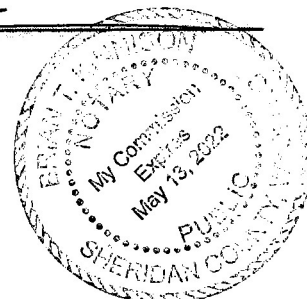
Whitney Benefits

By: Roy Garber  
 President

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2021, by Roy Garber, president of Whitney Benefits.  
 WITNESS my hand and official seal.

My commission expires: 5-13-22 Notary Public



NO. 2021-770946 WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801