

Cowboy State Title, LLC
201 North Connor Street, Suite 250,
Sheridan, WY 82801

WARRANTY DEED

Sheridan Recreation Group, LLC, a Wyoming limited liability company, located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **SEDDS, LLC, a Wyoming limited liability company** located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantee"), the following described real estate situated in Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Unit 2, and an undivided one-fourth (1/4) interest in the General Common Elements of The Sheridan Rec Group Condominium, as set out on the Condominium Map recorded on March 17, 2020, in Drawer 1, as Plat No. 34, being a Condominium of Lot 7 and 8 of Sugarland Plaza Subdivision, a subdivision in Sheridan County, as set out on plat recorded September 5, 1996, in Drawer S as Plat No. 95.

Purported Address: 1269 Coffeen Avenue, Unit 2, Sheridan, WY 82801

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantor, for said Grantor's, successors, executors, and administrators, covenants with Grantee, and with their successors and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their successors and assigns shall, warrant and defend the same to said Grantees, and their successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the day and year first above written.

Signature(s) and acknowledgment are on the following page.



2021-772155 9/3/2021 9:06 AM PAGE: 2 OF 2
FEES: \$15.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

GRANTOR:

Sheridan Recreation Group, LLC, a Wyoming limited liability company

Regan Haswell, Member

Dated: 9.1.21.

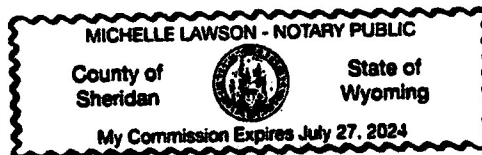
ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 1st day of September, 2021 by Regan Haswell as Member of Sheridan Recreation Group, LLC, a Wyoming limited liability company.

Signature of Notarial Officer

My Commission Expires: 7.27.24



NO. 2021-772155 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
COWBOY STATE TITLE P O BOX 6590
SHERIDAN WY 82801