

## WARRANTY DEED

Woodland Creek Estates, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of SEVENTY FIVE THOUSAND Dollars (\$75,000.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Wishbone, LLC, a Wyoming limited liability company, GRANTEE, whose address is 485 Creek Circle, Sheridan, Wyoming, 82801, the following described real estate, situated 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 C, 342 Hammer Creek Drive, Woodland Creek Estates II Subdivision, City of Sheridan, Sheridan County, Wyoming, 82801;**

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

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenant 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 hand this 20th day of September, 2021.

Woodland Creek Estates, LLC,  
A Wyoming limited liability company

BY: Graham Hurley  
TITLE: Member

STATE OF WYOMING     )  
                                      )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 20th day of September, 2021 by Graham Hurley, as Member of Woodland Creek Estates, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal, NOTARY PUBLIC



My Commission Expires

8-10-27

Amber Wood  
Signature of Notarial Officer  
Title: Notary Public

**NO. 2021-772547 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WISHBONE LLC 485 CREEK CIRCLE  
SHERIDAN WY 82801