

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


2021-770222 6/25/2021 2:49 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Braddon Van Slyke, Successor Trustee of the Clyde Van Slyke Trust, Dated April 17, 2008, 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 Red Hen Enterprises LLC, a Wyoming limited liability company with its principle place of business located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantee(s)"), the following described real estate situated in Sheridan County, State of Wyoming:

Lot 4, Block 6, Highland Park Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Purported Address: 1024 Burton Street, Sheridan, Wyoming 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, successors, executors and administrators, covenants with Grantees, 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 executors and administrators 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 and acknowledgment on the following page.



GRANTOR:

Braddon Van Slyke, Successor Trustee of the Clyde Van Slyke Trust, Dated April 17, 2008

By: *Braddon Van Slyke*
Braddon Van Slyke, Successor Trustee

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 16th day of June,
2021 by Braddon Van Slyke, as Successor Trustee of the Clyde Van Slyke Trust, dated April 17,
2008.

Michelle Lawson
Signature of Notarial Officer

My commission expires: 7.27.2024

