


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


2021-772551 9/20/2021 1:51 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Richard B. Porter, Trustee of the Richard B. Porter Trust dated April 10, 2009, as to an undivided one-half interest and Lisa D. Porter, Trustee of the Lisa D. Porter Trust dated April 10, 2009, as to the remaining one-half interest, located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantors"), 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 **River Birch Holdings, LLC**, a Wyoming limited liability company located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantees"), 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, to wit:

Lot 6 of the Corrected Plat of Powder Horn Cottages at the Hub. A subdivision in Sheridan County, Wyoming, filed in Drawer P, Plat Number 77, in the Office of the Sheridan County Clerk.

Purported Address: 106 Cayuse Court, 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 Grantors, for said Grantors', successors, executors and administrators, covenants with Grantee, and with their successors and assigns, that Grantors are 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 Grantors 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, Grantors have executed and delivered this Warranty Deed under seal as of the day and year first above written.

Signatures and acknowledgements on the following page.

GRANTOR:

Richard B. Porter Trust dated April 10, 2009

By: 
Richard B. Porter, Trustee

Dated: 9/20/21

GRANTOR:

Lisa D. Porter Trust dated April 10, 2009

By: 
Lisa D. Porter, Trustee

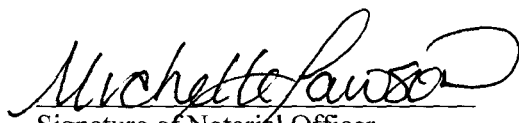
Dated: 9-20-2021

ACKNOWLEDGEMENT

STATE OF WYOMING

COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 20th day of September,
2021 by Richard B. Porter, Trustee of the Richard B. Porter Trust dated April 10, 2009, and Lisa D.
Porter, Trustee of the Lisa D. Porter Trust dated April 10, 2009.


Signature of Notarial Officer

My commission expires: 7.27.24



NO. 2021-772551 WARRANTY DEED

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