



WARRANTY DEED

Main & Grinnell, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Margaret Shaffer, a single person, GRANTEE, whose address is 1340 Yankee Avenue, Sheridan, WY 82801 the following described real estate, 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, more particularly described as follows:

Unit #4 of the Main and Grinnell Condominium, as filed in the Office of the Clerk and Recorder for Sheridan County, Wyoming on April 18, 2023, at Condominium Drawer 1, Page 47, and set forth in the Declaration of Condominium of Main and Grinnell Condominiums recorded in the Office of Clerk and Recorder for Sheridan County, Wyoming on May 2, 2023, Document #2023-785349; TOGETHER WITH an undivided interest in the common areas and facilities of Main and Grinnell Condominiums as established and described in said Declaration and Condominium Map.

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

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants 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 23 day of May, 2023.

Teresa Smith, as authorized Member of Main & Grinnell, LLC

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

NO. 2023-785802 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST FEDERAL BANK & TRUST 1575 SHILOH RD STE F
BILLINGS MT 59106-1712

This instrument was acknowledged before me on the 23 day of May, 2023 by Teresa Smith, as authorized Member of Main & Grinnell, LLC.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 8/30/24

