

WARRANTY DEED

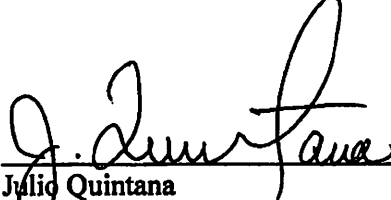
Julio Quintana, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Julio Quintana, Trustee of the Julio Quintana Revocable Trust Dated August 12, 2020, GRANTEE, whose address is 2 Timm Place, Sheridan, Wyoming 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:

Lot 12, Valley West Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 131;

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.

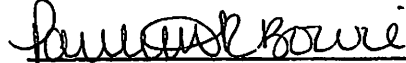
WITNESS my hand this 20th day of August, 2020.


Julio Quintana

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of August, 2020 by Julio Quintana.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires 2-2-23



NO. 2020-761162 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PENCE AND MACMILLAN LLC PO BOX 1285
LARAMIE WY 82073



SCRIVENER'S AFFIDAVIT

The undersigned, having first been duly sworn upon oath, does hereby state as follows:

1. I prepared that WARRANTY DEED recorded on August 20, 2020, Document No. 2020-761162 in the Sheridan County Clerk's office, Sheridan County, Wyoming.

2. Upon subsequent review, a typographical error was noted insofar as the legal description. The legal description in the Warranty Deed was:

Lot 12, Valley West Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 131;

The legal description should be and corrected to the following:

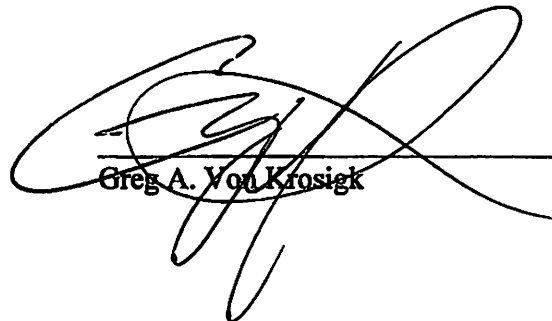
Lot 9, Valley West Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 131;

3. This Affidavit is made for the purpose of correcting a typographical error and clarifying that the legal description has been corrected in accord with Wyo. Stat. Ann. §34-11-101.

FURTHER AFFIANT SAYETH NAUGHT

DATED this 15th day of September, 2020.

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)



Greg A. Von Krosigk

The above and foregoing SCRIVENER AFFIDAVIT was acknowledged before me by Greg A. Von Krosigk this 15th day of September, 2020.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My commission expires: 2-2-23

