



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

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is being recorded to correct a scrivener's error in the Block number of the legal description in that Warranty Deed recorded on December 13, 2021, as Document No. 2021-774818.

Burns Industries, Inc., a Wyoming corporation, 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 **Freezeout Lake LLC, a Wyoming limited liability company** located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantee"), 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 1 and the North 11 feet of Lot 2 of Block 8 of the Original Town, now City of Sheridan, Sheridan County, State of Wyoming.

Purported Address: 55 North Main Street, 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.

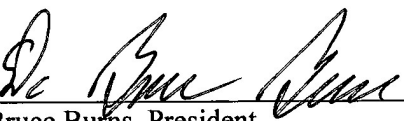
And said Grantor, for said Grantor's, successors, executors and administrators, covenants with Grantee, and with its successors and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their successors and assigns shall, warrant and defend the same to said Grantee, and its 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 date written below.

Signature(s) and acknowledgment are on the following page.

GRANTOR:

Burns Industries, Inc., a Wyoming corporation

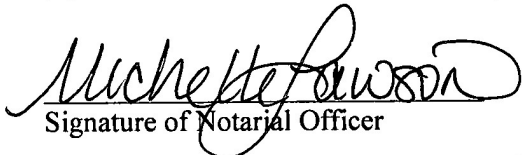
By: 
D. Bruce Burns, President

Date: 12-16-21

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 16th day of December, 2021 by D. Bruce Burns as President of Burns Industries, Inc., a Wyoming corporation


Signature of Notarial Officer

My Commission Expires: 7.27.24



NO. 2021-774937 CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
COWBOY STATE TITLE P O BOX 6590
SHERIDAN WY 82801