

## WARRANTY DEED

Powder Horn Hospitality LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to High Plains Hospitality LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 1039 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:

See Exhibit "A" attached hereto.

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 our hands this 02 day of 06, 2023.

Powder Horn Hospitality LLC, a Wyoming limited liability company

Khalid Khan

BY: KHALID KHAN

TITLE: MEMBER

STATE OF WY )

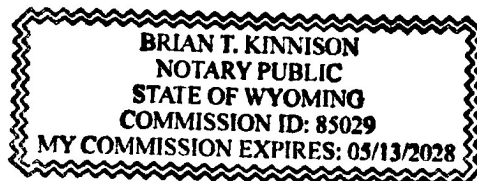
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 2<sup>nd</sup> day of June, 2023 by Khalid Khan, Member of Powder Horn Hospitality LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28





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FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **EXHIBIT A**

**All that portion of Lots 5, 6, 7, 8, 9 and 10 of Block 17 of Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, lying East of a parallel right of way line 40 feet to the right or easterly side of the following described survey line of highway;**

**Beginning at a point on the Westerly extension of the South boundary of said Block 17 from which the Southwest corner of said Block 17 bears N67°32'E, a distance of 2 feet; thence N22°28'W, a distance of 501.7 feet to the point of beginning of a 1°45' circular curve to the right the radius of which is 3,274.0 feet; thence along said curve through a central angle of 2°35.4' a distance of 148 feet, more or less, to a point on the North boundary of said Lot 5, from which the Northeast corner thereof bears N67°32'E a distance of 138.6 feet.**

**NO. 2023-785930 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801