



2022-783272 12/27/2022 4:26 PM PAGE: 1 OF 1  
FEES: \$12.00 DO WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Precision Development Group, 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 Royal Wolf Development, LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 602, 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:

**Lots 1, 2, 3, 4, 5, 6 and 7, Brundage Square Phase II, a subdivision in the City of Sheridan, Sheridan County, Wyoming, recorded in Book B, Page 78 of Plats;**

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 27<sup>th</sup> day of December, 2022

Precision Development Group, LLC  
a Wyoming limited liability company

Nicholas Bateson, Member

STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 27<sup>th</sup> day of December, 2022, by Nicholas Bateson, as Member of Precision Development Group, LLC, a Wyoming limited liability company.

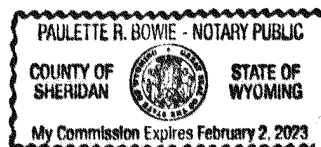
WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires

2-2-23



**NO. 2022-783272 WARRANTY DEED**

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