

## WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **Burton Flats, LLC**, whose address is 1656 S. Sheridan Ave., Sheridan, WY 82801 (referred to as "Grantor"), conveys and warrants to **Patricia C. McCarley** (referred to as "Grantee") the following described real property 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:

**Unit D, and Garage Unit D, and Limited Common Element D at 1300 Burton Street, of Burton Flats Condominium, as shown on the Condominium Map recorded February 26, 2019, in Condominium Drawer 1 at Page 28, and as described and defined in the Declaration of The Burton Flats Condominiums, recorded on July 18, 2019 in Book 582 at Page 13, in the records of the Sheridan County Clerk, Sheridan County, Wyoming;**

TOGETHER WITH an undivided one-fourteenth interest in the general common areas, common elements, and common facilities, as established, defined and described in the above-described Declaration and Condominium Map;

TOGETHER WITH all improvements (except as set forth below), privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition. Buyer agrees to accept all of such improvements and fixtures "AS IS."

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this 11 day of August, 2020.

**Grantor:**  
**Burton Flats, LLC**

By: [Signature]  
Title: MANAGING PARTNER

STATE OF Wyoming  
COUNTY OF Sheridan : ss.

The foregoing instrument was acknowledged before me this 11 day of August, 2020, by Jim Bede, the Manager of Burton Flats, LLC.

WITNESS my hand and official seal.



[Signature]  
Notary Public  
My commission expires: 6-18-23