



2024-790827 3/15/2024 10:28 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Michael L. Briggs, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE, 44 North Construction, a Wyoming limited liability company**, whose address is 6 Cottonwood Dr. Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 53, Block BB, Powder Horn Ranch II, Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and county subdivision laws.

WITNESS my hand(s) this 15 day of March, 2024

Michael L Briggs
Michael L. Briggs

State of Wyoming

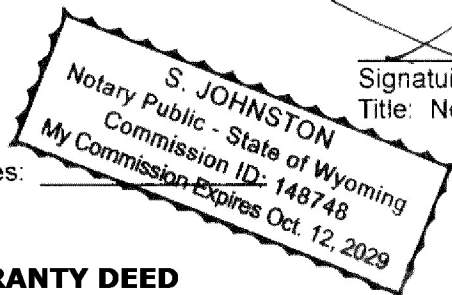
County of Sheridan

The foregoing instrument was acknowledged before me by Michael L. Briggs, this 15th day of March, 2024

Witness my hand and official seal.

EDA Schunk Thompson
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: _____



NO. 2024-790827 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801