



2024-792632 6/17/2024 4:14 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Bruce A. Heberlein and Marla J. Heberlein, husband and wife, GRANTORS, 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 MAG, A Wyoming LLC, a Wyoming limited liability company, GRANTEE, whose address is 672 Williams St, Douglas, WY 82633 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:

Unit C, and Garage Unit C, and Limited Common Element C, at 1300 Burton Street, of the Burton Flats Condominium, as shown on the Condominium Map recorded February 26, 2019, in Condominium Drawer 1 at page 28, and Affidavit of Correction to Burton Flats Condominium recorded April 22, 2019 in Book 580 of Deeds, Page 186, and as described and defined in the Declaration of The Burton Flats Condominiums recorded July 18, 2019 in Book 582 of Deeds, Page 13, and First Amendment of Declaration of The Burton Flats Condominiums recorded January 14, 2020 on Document #2020-755210, and Amended and Restated Declaration of The Burton Flats Condominiums recorded November 23, 2020 on Document #2020-764044, and Amended and Restated Declaration of The Burton Flats Condominiums recorded January 26, 2024 in Document #2024-789912.

Together with an undivided 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, 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 17 day of June, 2024.

Bruce A. Heberlein
Bruce A. Heberlein


Marla J. Heberlein
Marla J. Heberlein

STATE OF Wy
COUNTY OF Sheridan

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This instrument was acknowledged before me on the 17th day of June, 2024
by Bruce A. Heberlein.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

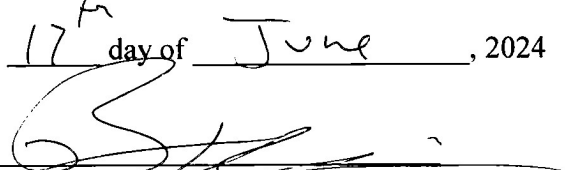
BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028

STATE OF Wy
COUNTY OF Sheridan

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This instrument was acknowledged before me on the 17th day of June, 2024
by Marla J. Heberlein.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028