2023-786523 7/7/2023 4:18 PM PAGE: 1 OF 1
FEES: $12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

The Phoenix Limited Partnership, a Wyoming Limited Partnership, 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 In-Yarak Construction, Inc., a Wyoming corporation, GRANTEE, whose address is 772 MEFIELD LANE, 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:

Lot 1, Skyview West Subdivision, Phase 1, City of Sheridan, Sheridan County, Wyoming, as recorded October 19, 2016, Book S of Plats, Page 151.

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 7 day of July, 2023.

The Phoenix Limited Partnership, a Wyoming Limited Partnership

BY: W.K. Love
W.K. Love
Managing Partner

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 7th day of July, 2023 by W.K. Love, Managing Partner of The Phoenix Limited Partnership, a Wyoming Limited Partnership.

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

NO. 2023-786523 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801