

**WARRANTY DEED**

**Oram & Houghton, PLLC, a Wyoming Limited Liability Company** (hereinafter known as "Grantor," whether one or more), for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS to **Daniel Godwin, a single person**, whose address is 385 E Brundage St, Sheridan, WY 82801, (hereinafter known as the "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming:

**Lot 1, Block 22, of the Amended Plat of Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

WITNESS my/our hand(s) this 26<sup>th</sup> day of June, 2024.

Oram & Houghton, PLLC, a Wyoming Limited Liability Company

By: Jeffrey S. Mason

Jeffrey S. Mason, Attorney-in-Fact

State of Wyoming  
County of Sheridan

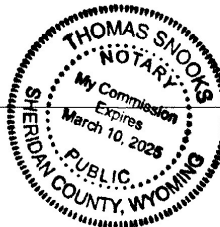
This instrument was executed and acknowledged before me on June 26<sup>th</sup>, 2024 by Jeffrey S. Mason, as Attorney-in-Fact for Oram & Houghton, PLLC, a Wyoming limited liability company.

Thomas Snooks  
Signature of Notarial Officer

Notary  
Title (e.g. Notary Public)

My commission expires: March 10, 2025

Seal: \_\_\_\_\_



**LIMITED DURABLE POWER OF ATTORNEY  
(For Real Estate Purposes)**

KNOW ALL MEN BY THESE PRESENTS that pursuant to a Resolution of Oram & Houghton, LLC dated June 24, 2024, **Mathew Houghton, as Member of Oram & Houghton, PLLC**, does hereby make, constitute, and appoint **Jeffrey S. Mason** (hereinafter "Agent"), to be the true and lawful attorney-in-fact of Oram & Houghton, PLLC, giving and granting unto said Agent full power and authority to sell and convey, and to execute in the entity's name any documents necessary to accomplish the same as fully to all intents and purposes as I might or could do if personally present with full power of substitution and revocation, pertaining to real property located in Sheridan County, Wyoming, more particularly described as follows:

Lot 1, Block 22, of the Amended Plat of Sheridan Land Company's  
Addition to the Town, now City of Sheridan, Sheridan County,  
Wyoming

Property Street Address: 954 N Main St., Sheridan, Wyoming 82801

Agent is specifically empowered, and I hereby grant full power and authority to my Agent, to execute any and all documents on the entity's behalf that are necessary to accomplish the foregoing, including, without limitation, deeds, conveyances, settlement statements, other closing documents, and any and all other such documents and acts necessary to accomplish the foregoing. After execution of all documents and completion of all acts necessary to perform the above-authorized acts, this mandate shall terminate. In any event, whether or not the powers granted herein are exercised by my Agent, this Limited Durable Power of Attorney shall terminate no later than January 1, 2025.

IN WITNESS WHEREOF, I have set my hand hereto this 24<sup>th</sup> day of JUNE, 2024.

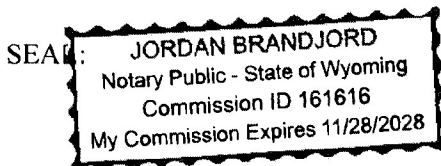
ORAM & HOUGHTON, PLLC

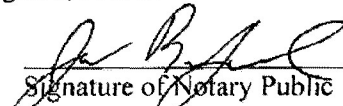
  
**Matthew C. Houghton, Member**

STATE OF Wyoming )  
 )SS.  
COUNTY OF Sheridan )

This instrument was acknowledged before me this 24<sup>th</sup> day of June, 2024, by **Matthew C. Houghton**, as Member of Oram & Houghton, PLLC.

WITNESS my hand and official seal.



  
Signature of Notary Public

My commission expires: 11/28/2028