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 FEES: \$12.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

For value received, Teal Ponds, LLC ("Grantor") conveys and warrants to FP Little Goose, LLC ("Grantee") whose address is N8654 1090<sup>th</sup> Street, River Falls, WI 54022 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lots 1, 2 and 5 of Green Wing Minor Subdivision, a Re-subdivision of Tract 11A, Blue Wing Minor Subdivision, City of Sheridan, Wyoming

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, assessments and any state of facts that would be disclosed by a physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition and subject to an easement for a public pathway entered into by Teal Ponds, LLC and the City of Sheridan on July 8, 2013.

Grantor also conveys to Grantee any water rights appurtenant to the above described property without any warranty regarding such water rights or any aspect thereof.

Dated this 3<sup>rd</sup> day of March, 2023

Teal Ponds, LLC

By: P.A.B. Widener  
 Manager

State of Wyoming )  
 ) ss.  
 County of Sheridan )

This Warranty Deed was signed before me this 3<sup>rd</sup> day of March, 2023 by P.A.B. Widener, Jr., manager of Teal Ponds, LLC. Witness my hand and official seal.

Brian T. Kinnison  
 Notary Public

My commission expires: 5-13-28

### NO. 2023-784321 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801

