



2022-779014 6/2/2022 2:59 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Freedom Ranch LLC, a Wyoming limited liability company, 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, do(es) hereby CONVEY and WARRANT to the **GRANTEES, Timothy L. James and Chenel M. James, husband and wife, as tenants by the entirety**, whose address is 85 E. 11th St. 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:

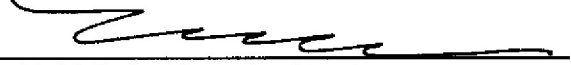
Lot 7, Freedom Ranch Subdivision, a subdivision in Sheridan County, Wyoming, as recorded March 23, 2022, Plat Drawer F, No. 31, Instrument No. 2022-777208.

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 1st day of June, 2022

FREEDOM RANCH, LLC


By: Todd Greig, Managing Member

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Todd Greig, as Managing Member of Freedom Ranch LLC, a Wyoming limited liability company, this 1st day of June, 2022

Witness my hand and official seal.



My Commission Expires:


Signature of Notarial Officer
Title: Notary Public

NO. 2022-779014 WARRANTY DEED

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