



**PERSONAL REPRESENTATIVE'S WARRANTY DEED**

**Norla J. Grimm in her representative capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of Myrna M. Grimm, deceased, GRANTOR,** duly appointed by an Order of the District Court of the State of Wyoming, Fourth Judicial District, Sheridan County, entered on July 19, 2024, in Probate 2024-CV-0000142 and Letters Testamentary being issued to the Personal Representative by the Clerk of District Court on July 25, 2024, and as authorized by the power to sell property of the Estate given to the Personal Representative by the terms of the last Will of Myrna M. Grimm, the original of which is filed in the record of Probate 2024-CV-0000142, and, pursuant to Wyo. Stat. Ann. § 2-7-205(c), the Personal Representative having provided timely notice of the intended sale of real property to the parties entitled thereto, for good and valuable consideration, the receipt of which is hereby acknowledged, **CONVEYS AND WARRANTS to the GRANTEE Finney Properties, LLC, a Wyoming limited liability company, (doing business as Letrac Development), with a principal office and mailing address of 105 Saddlecrest Drive, Sheridan, Wyoming 82801, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:**


**All of Lot 1 and the West 4 feet of Lot 15, except the South 75 feet of said Lots, in Block 2, of the Amended Plat of Kiewit Addition to the City of Sheridan, Sheridan County, Wyoming;**

TOGETHER WITH all improvements thereon and all privileges, hereditaments, and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

SUBJECT TO all real estate taxes for the current year and any subsequent year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, 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 all building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED the 15<sup>th</sup> day of November 2024.

**GRANTOR: Estate of Myrna M. Grimm,  
deceased**

By:   
**Norla J. Grimm as the Personal  
Representative of the Estate of Myrna M.  
Grimm, deceased**



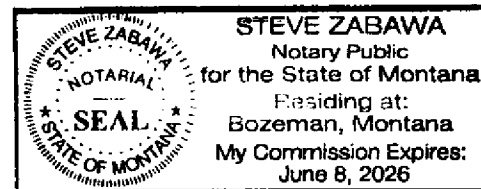
STATE OF MONTANA )  
COUNTY OF Gallatin ) : ss.

The foregoing instrument was acknowledged before me this 15 day of November 2024, by **Norla J. Grimm as the Personal Representative of the Estate of Myrna M. Grimm, deceased.**

WITNESS my hand and official seal.

  
Notary Public

My Commission Expires: 06/08/2026



**NO. 2024-795855 PERSONAL REPRESENTATIVE D**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE  
SHERIDAN WY 82801