



2024-793069 7/11/2024 1:40 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Finney Properties, LLC, a Wyoming limited liability company, DBA Letrac Development, 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, does hereby CONVEY and WARRANT to the GRANTEES, Blake Billings and Alyn Goehner, as joint tenants with right of survivorship, whose address is 346 Huntington 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:

**The North 95 feet of Lots 5 and 6, Block 8 of the Murray and Marley Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.**

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 11 day of July, 2024.

FINNEY PROPERTIES, LLC, DBA LETRAC  
DEVELOPMENT

Finney  
By: Brandon Finney, Owner

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Brandon Finney as owner of Finney Properties, LLC, a Wyoming limited liability company, DBA Letrac Development, this 11<sup>th</sup> day of July, 2024.

Witness my hand and official seal.

S. Johnston  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: Oct. 12, 2029  
S. JOHNSTON  
Notary Public - State of Wyoming  
Commission ID: 148748  
My Commission Expires Oct. 12, 2029

**NO. 2024-793069 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE  
SHERIDAN WY 82801