

WARRANTY DEED

Clinton W. Bear, a single person, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Winks of Wyoming, LLC, a Wyoming limited liability company, GRANTEE, whose address is 415 US Highway 14E Sheridan, WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

Lot 5, Block 7, South Park Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of 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 our hands this 30th day of January, 2023.

Clinton W. Bear
Clinton W. Bear

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 30th day of January, 2023 by Clinton W. Bear.

WITNESS my hand and official seal.

Brittany Lewis
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 11/25/2024

