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

WARRANTY DEED

Arland Timm and Marci Timm, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to SFTC LLC, a Wyoming limited liability company, GRANTEE, whose address is 2085 S. Sheridan Ave 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 7 of Block 4, Riverside Industrial Park, First Addition to the 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 my/our hand(s) this 13 day of January, 2021.

Arland Timm

Marci Timm

STATE OF WY

COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 13th day of January, 2021, by Arland Timm and Marci Timm.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-22



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