



2024-794353 9/10/2024 11:28 AM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Cowboy State Title, LLC
508 West 27th Street
Cheyenne, WY 82001

WARRANTY DEED

Solo Select Properties, LLC, a Texas limited liability company, located in Cooke County, State of Texas, (hereinafter known as the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Jerry K. Sommer and Marianne L. Sommer, a married couple** (hereinafter known as the "Grantees"), the following described real estate situated 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, to wit:

Tract 12 of Eaglestone Ranch Rural Tracts, Phase Two, as shown on the Certificates of Survey recorded in the records of the Sheridan County Clerk on October 19, 2004, in Plat Book A, Pages 330 and 331 (the "Certificates"), and as more specifically described as:

A Tract of land located in a part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 14, T54N, R84W, 6th P.M., Sheridan County, Wyoming, and more particularly described as follows:

BEGINNING at a point which is located S00°08'33"E, 997.40 feet from the NE corner of said Section 14; Thence along the East line of said Section 14, S00°08'34"E, 869.70 feet to a point; Thence leaving said East line S89°04'39"W, 1,981.30 feet to a point; Thence N15°45'42"E, 1,083.01 feet to the center of a 60-foot cul-de-sac on Shepard's Road; Thence S85°13'34"E, 1,690.56 feet to the point of BEGINNING.

Purported Address: 42 Shepards Road Sheridan, WY 82801

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantor, for said Grantor's successors and assigns, covenants with Grantees, and with their successors and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their successors and assigns shall, warrant and defend the same to said Grantees, and their successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the date written below.



GRANTOR:

Solo Select Properties, LLC, a Texas limited liability company

By: Melanie Smith
Melanie Smith, Member

8/28/24
Date

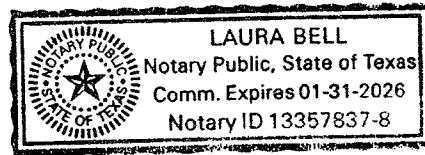
ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF COCKE

This instrument was acknowledged before me on this 28 day of August 2024 by
Melanie Smith as a Member of Solo Select Properties, LLC, a Texas limited liability company.

Laura Bell
Signature of Notarial Officer
My Commission Expires: 1/31/26



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CHEYENNE WY 82001-3031