



2023-783798 1/30/2023 11:57 AM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Robert Blair and Janie Blair, husband and wife, GRANTORS, 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, do(es) hereby CONVEY and WARRANT to the GRANTEE, 517 Main St., LLC, a Wyoming limited liability company, whose address is 30 N Gould St., Ste. R, 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 West 110 feet of Lot 6, Block 1, Henry Croghan's Addition to the Town of Dayton, Sheridan County, Wyoming.

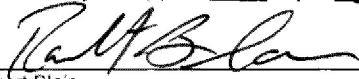
ALSO a tract of land located in the SW1/4NE1/4 of Section 32, T57N, R86W, of the 6th P.M. Sheridan County, Wyoming, described as follows:


Beginning at the Southwest corner of Lot 6, Block 1, Henry Croghan's Addition; thence South along the Easterly line of Main Street, a distance of 35 feet; thence East on a line parallel to the South line of Lot 6, a distance of 110 feet; thence North 35 feet to a point on said Southerly line of Lot 6; thence West along the South line of said Lot 6, 110 feet to the point of beginning.

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 25TH day of JANUARY, 2023


Robert Blair


Janie Blair

State of Wyoming

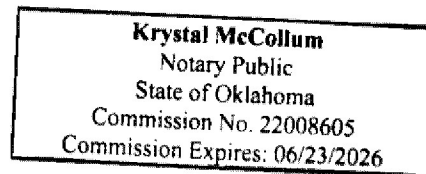
County of Sheridan

The foregoing instrument was acknowledged before me by Robert Blair and Janie Blair, husband and wife, this 25th day of January, 23.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 06.23.2026



NO. 2023-783798 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801