



2025-799708 6/9/2025 2:54 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Burton Flats, LLC, a Wyoming limited liability company, 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 **GRANTEE, Nathan W. Deines**, whose address is 1345 Avon 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:

**Lot 12, Burton Flats Phase II Subdivision, filed and recorded in the Office of the Clerk and Recorder of Sheridan County, Wyoming on March 9, 2022 as Plat B No. 76, Instrument No. 2022-776942.**

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 9th day of June, 2025

BURTON FLATS, LLC

  
By: Jim Bede, Manager

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Jim Bede, Manager of, Burton Flats, LLC, a Wyoming limited liability company, this 9th day of June, 2025.

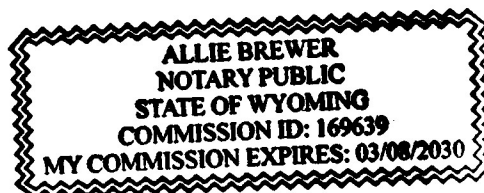
Witness my hand and official seal.



Signature of Notarial Officer

Title: Notary Public

My Commission Expires: 03/08/2030



**NO. 2025-799708 WARRANTY DEED**

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