

## WARRANTY DEED

For value received, Teal Ponds, LLC ("Grantor") conveys and warrants to FP Little Goose, LLC ("Grantee") whose address is N8654 1090<sup>th</sup> Street, River Falls, WI 54022 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving any and all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Tract 10 of Marshall Subdivision to the City of Sheridan, Sheridan County, Wyoming

The above described property is conveyed subject to all exceptions, reservations, rights of way, easements, dedications, covenants, restrictions, and rights of record and subject to conflicts in boundary lines and encroachments and building, zoning and subdivision regulations, real estate taxes, assessments and any state of facts that would be disclosed by a physical inspection or accurate survey of the premises. The above described property is sold in "AS IS, WHERE IS" physical condition and subject to an easement for a public pathway entered into by Teal Ponds, LLC and the City of Sheridan on July 8, 2013.

Grantor also conveys to Grantee any water rights appurtenant to the above described property without any warranty regarding such water rights or any aspect thereof.

Dated this 29 day of July, 2022

Teal Ponds, LLC

By: R.A.B. Johnson  
Manager

By: Paul W. Pres. Felt  
Manager



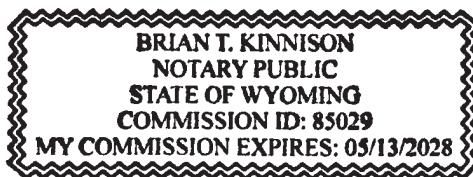
2022-780517 8/1/2022 4:25 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

State of Wyoming )  
) ss.  
County of Sheridan )

This Warranty Deed was signed before me this 29 day of JULY,  
2022 by P.A.B. Widener, Jr. and Ronald W. Prestfeldt, managers of Teal Ponds, LLC .  
Witness my hand and official seal.

Notary Public

My commission expires: 5-13-28



NO. 2022-780517 WARRANTY DEED

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

# QUITCLAIM DEED

Lonnie L. Reed, a single person and Sandra E. Bradley, a single person, GRANTORS, 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 quitclaim to FP Little Goose, LLC, a Wyoming limited liability company, GRANTEE, whose address is N8654 1090<sup>TH</sup> Street, River Falls, WI 54022 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:

**Tract A of Turkey Tree Minor Subdivision, a subdivision in Sheridan County, Wyoming as recorded on Plat 7, Page 42.**

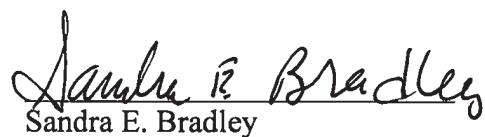
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 27<sup>th</sup> day of February, 2023.



Lonnie L. Reed



Sandra E. Bradley

STATE OF WYOMING )

COUNTY OF Sheridan )

)

)ss.

)

This instrument was acknowledged before me on the 27<sup>th</sup> day of February, 2023 by Lonnie L. Reed and Sandra E. Bradley.

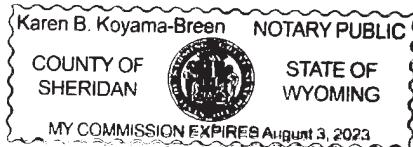
WITNESS my hand and official seal.



Signature of Notary Officer

Title: Notary Public

My Commission expires: August 3, 2023



2023-784865 4/4/2023 1:12 PM PAGE: 1 OF 1  
FEES: \$12.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK