

WARRANTY DEED

Finney Properties, LLC, a Wyoming limited liability company, 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 warrant to James T. Fitzsimmons and Elena B. Fitzsimmons, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is 1357 Stoneridge Rd, Ranchester, WY 82834 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 50, Stoneridge Meadows Subdivision Phase II, a subdivision in Sheridan County, Wyoming as recorded in Book S of Plats, Page 164.

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 3 day of February, 2022.

Finney Properties, LLC, a Wyoming limited liability company

Brandon Finney

BY: Brandon FINNEY

TITLE: Member

STATE OF WY)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 3rd day of February, 2022 by Brandon Finney, Member of Finney Properties, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

Signature of Notarial Officer
Title: Notary Public

