



2025-799517 5/30/2025 4:08 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

For value received, Loco Properties, LLC, a Wyoming limited liability company ("Grantor") conveys and warrants to Oracion De San Francisco LLC, a Wyoming limited liability company ("Grantee") whose address is 18 Circle 8 Drive, Sheridan, WY 82801 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:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 and in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, all in Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract of land being more particularly described as follows:

Beginning at the North $\frac{1}{4}$ Corner of said Section 10: thence S1°33'42"E for a distance of 658.51 feet; thence N89°09'55"E for a distance of 227.52 feet to a point on the Westerly Right-of-Way line of Wyoming State Highway No. 332; thence along said Right-of-Way line for the following courses and distances, N30°21'51"E for a distance of 142.25 feet; thence N59°38'05"W for a distance of 10.00 feet; thence N30°21'51"E for a distance of 445.28 feet; thence leaving said Right-of-Way line on a bearing of N0°48'30"W for a distance of 235.72 feet; thence S89°09'55"W for a distance of 532.85 feet; thence S1°33'42"E for a distance of 85.00 feet to the point of beginning.

Excepting therefrom that certain parcel of land as conveyed to The Transportation Commission of Wyoming as contained in a Warranty Deed recorded April 29, 1993 in Book 358, Page 40.

Together with all buildings, improvements and fixtures situate thereon.

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, encroachments, building, zoning and subdivision regulations, real estate taxes, assessments, any state of facts that would be disclosed by a physical inspection or accurate survey of the premises, and the existing lease of the mobile home on the property. The above described property is sold in "AS IS, WHERE IS" physical condition.

Dated this 30th day of May, 2025

Loco Properties, LLC

By: Armelle Jean
Manager



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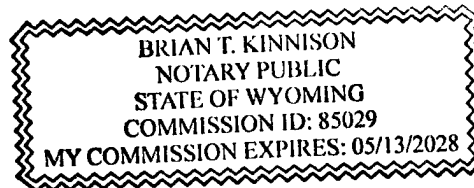
State of Wyoming)
) ss.
County of Sheridan)

This Warranty Deed was signed before me this 30th day of May, 2025
by Armella Fenn, manager of Loco Properties, LLC.



Notary Public

My commission expires: 5-13-28



NO. 2025-799517 WARRANTY DEED

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