



# WARRANTY DEED

Laura A. Bryden, a single person, GRANTOR, 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 Balance-DS, LLC, a Wyoming limited liability company, GRANTEE, whose address is 1 Bearfootn Drive, Sheridan WY 82801 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 8 Creekside Cabins at the Powder Horn, a subdivision in Sheridan County, Wyoming, as filed in Drawer C as Plat Number 94 in the Office of the Sheridan County Clerk.**

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 28 day of May, 2025.

Laura A. Bryden

STATE OF Wyoming )  
COUNTY OF Sheridan )  
ss. )

This instrument was acknowledged before me on the 28 day of May, 2025  
by Laura A. Bryden.

WITNESS my hand and official seal.

Connelly  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: May 28, 2030

