

## WARRANTY DEED

Ranch at Twin Buttes LLC, a Wyoming limited liability company, 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 Nathan W. Deines, a single person, GRANTEE, whose address is 1345 Avon ST 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 5<sup>th</sup> day of June, 2025.

Ranch at Twin Buttes LLC, a Wyoming limited liability company

Aaron Everitt  
Aaron Everitt, Member

STATE OF Colorado )  
 )ss.  
COUNTY OF Larimer )

This instrument was acknowledged before me on the 5<sup>th</sup> day of June, 2025 by Aaron Everitt, Member of Ranch at Twin Buttes LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Shannon N DeDecker  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 08/26/25

SHANNON N DEDECKER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20054033710  
MY COMMISSION EXPIRES AUGUST 26, 2025



**2025-799717** 6/9/2025 4:18 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**

**Building J, Unit J-10 of the Twin Buttes Garage & Storage Condominium, as described and set forth on that Condominium Plat of Twin Buttes Garage & Storage, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on May 8, 2024 at Condominium Drawer 1, Page 50, and as set forth in that Declaration of the Twin Buttes Garage & Storage Condominiums recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on May 8, 2024, Document #2024-791859.**

**NO. 2025-799717 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801