

WARRANTY DEED

Philanthropy for Wyoming, LLC, a Wyoming limited liability company, of 1472 N. Fifth St., Ste. 201, Laramie WY 82072, ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **GRANTS, CONVEYS, AND WARRANTS** unto **Main Street Heritage Holdings**, a Wyoming limited liability company, of 222 North Main St., Sheridan, WY 82801, ("Grantee"), all rights, title, interest, and possession of the following described real estate, commonly known as 226 North Main St., Sheridan, Sheridan County, Wyoming 82801, ("the Property"), hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, with a specific legal description of:

Lots 15 and 16 of the Thurmond 1st Addition to the Town, now City, of Sheridan, Wyoming;


TOGETHER with any and all tenements, hereditaments, and appurtenances thereto and improvements thereon, and any and all fixtures of a permanent nature thereon;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record which are presently of record in the office of the County Clerk for Sheridan County, Wyoming, and all applicable building and zoning regulations and city, state, and county subdivision laws and ordinances and to any actual shortages in acreages, boundary problems, or other matters which an accurate survey of the Property would disclose.

DATED this 1 day of July 2024.

Grantor:

Philanthropy for Wyoming, LLC, a Wyoming limited liability company

By: 
Samin Dadelahi, Agent of Philanthropy for Wyoming,
LLC, a Wyoming limited liability company

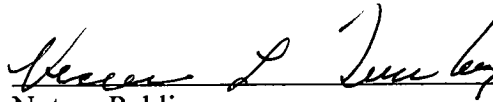


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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF Albany)

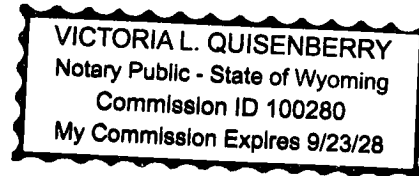
The foregoing instrument was executed and acknowledged before me by Samin Dadelahi, in her authorized capacity as Agent of Philanthropy for Wyoming, LLC, a Wyoming limited liability company, on this 1st day of July 2024.

WITNESS my hand and official seal.


Notary Public

My commission expires:

9/23/2028



NO. 2024-793042 WARRANTY DEED

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