

When recorded, return to  
Sovereign State Title Company  
Ref Order No. SSTC-21-10149  
P.O. Box 6768  
Sheridan, WY 82801

2021-771958 8/27/2021 1:19 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**GENERAL WARRANTY DEED**

KNOW ALL PEOPLE BY THESE PRESENTS that for, and in consideration of, the sum of \$10.00 and other good and valuable consideration paid to **Davco, L.L.C., a Wyoming Limited Liability Company**, (hereinafter known as the "Grantor," whether one or more), Grantor hereby conveys and warrants to **Eckard Investments LLC, a Wyoming Limited Liability Company**, whose address is 369 2nd West Parkway, Sheridan, WY 82801. (hereinafter known as the "Grantee," whether one or more) all right, title, interest in and to the following described real estate, situated in Sheridan County, Wyoming:

**Lots 13 and 14, in Block 1 of the West View Addition to the Town, now City, of Sheridan, Wyoming**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 26th day of August, 2021.

**Davco, L.L.C., a Wyoming Limited Liability Company**

By: [Signature]  
David Lemons, Manager

State of Wyoming  
County of Sheridan

This instrument was executed and acknowledged before me on August 26, 2021 by **David Lemons, as Manager of Davco, L.L.C., a Wyoming Limited Liability Company**

[Signature]  
Signature of Notarial Officer  
Notary  
Title (e.g. Notary Public)

My commission expires: 6-18-23

Seal: \_\_\_\_\_

