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BOOK: 571 PAGE: 70 FEES: \$12.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Karen L. Crays, a sole owner, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to 823, LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 588 Dayton, WY 82836, 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:

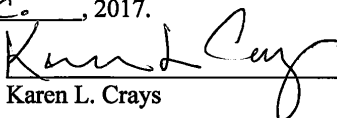
That part of Lots 7 and 8, Block 14, Walling's Addition to the Town of Dayton, Sheridan County, Wyoming, described as follows:

Beginning at the Southeast corner of said Lot 7; thence West along the South line of said Lot 7, 74.0 feet; thence North 18°17' West, 31.5 feet; thence North 26°43' East, 52.9 feet to a point on the Southeasterly right of way line of the State Highway known as the Dayton-Kane Highway; thence in a Northeasterly direction along the Southeasterly right of way of said State Highway, to a point which is 150.0 feet North of the South line of said Lot 7; thence East along a line which is 150.00 feet North of and parallel to the South line of said Lot 7, 20.8 feet to a point on the East line of said Lot 7; thence South along the East line of said Lot 7, 150.0 feet to the point of beginning;

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 my/our hand(s) this 8 day of Dec., 2017.


Karen L. Crays

STATE OF Wyoming
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 8 day of Dec, 2017 by Karen L. Crays.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 11/27/20

