



Filed for Record at the Request of:

WARRANTY DEED

The GRANTOR, Coffeen Avenue, LLC, a Wyoming Limited Liability Company, for good and valuable consideration receipt of which is hereby acknowledged, does hereby Grant, Warrant and Convey to Paula M. Amende, a single person of 317 Coffeen Avenue, Sheridan, Wyoming 82801, the following described real estate, situated in the County of Sheridan, State of Wyoming, including any after acquired title:

Lot 3, Block 12, South Park Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, indexed as Plat S-30 by the Sheridan County Clerk.

TO HAVE AND TO HOLD unto the Grantee, and unto his heirs, devisees, personal representatives, successors and assigns, forever, subject however, to:


- (a) All reservations, covenants, conditions, claims and/or exceptions of record and in patents from the United States;
- (b) Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
- (c) General and special taxes and assessments for the year 2020.

EXCEPT with reference to the items referred to in paragraphs (a) through (c) above, this instrument is given with the covenants of warranty as are set forth in WY STAT Section 34-2-103.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of December, 2020.

GRANTOR: Coffeen Avenue, LLC


Shasta K. Jiracek, Member


Tanya K. Henry, Member

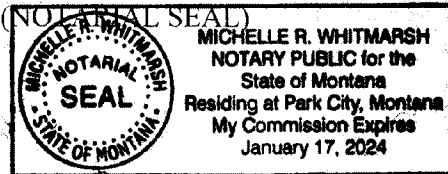
WARRANTY DEED



STATE OF MONTANA)
) : ss.
COUNTY OF YELLOWSTONE)

This instrument was acknowledged before me on this 14th day of December, 2020, by Shasta K. Jiracek, as a Member of Coffeen Avenue, LLC, a Wyoming Limited Liability Company.

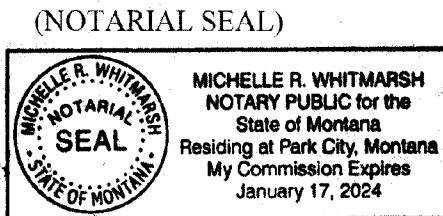
Michelle R Whitmarsh



STATE OF MONTANA)
) : ss.
COUNTY OF YELLOWSTONE)

This instrument was acknowledged before me on this 14th day of December, 2020, by Tanya K. Henry, as a Member of Coffeen Avenue, LLC, a Wyoming Limited Liability Company.

Michelle R Whitmarsh



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