


Cowboy State Title, LLC  
201 North Connor Street, Suite 250,  
Sheridan, WY 82801

  
**2021-771617** 8/13/2021 4:38 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **WARRANTY DEED**

**Marjorie Kathleen Haines**, located in County of Gallatin, State of Montana, (hereinafter known as the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Initech Investments, LLC**, a limited liability company located in County of Sheridan, State of Wyoming, (hereinafter known as the "Grantee"), the following described real estate situated 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, to wit:

Lots Five (5) and Six (6), Block Three (3), Kilbourne Addition to the Town, now City of Sheridan, County of Sheridan, State of Wyoming.

Purported Address: 231 South Main Street, Sheridan, WY 82801

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantor, for said Grantor, heirs, successors, executors and administrators, covenants with Grantee, and with their successors and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their successors and assigns shall, warrant and defend the same to said Grantee, and their successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the day and year first above written.

*Signature and acknowledgment are on the following page.*



**GRANTOR:**

Marjorie Kathleen Yenger Haines  
Marjorie Kathleen Haines

**ACKNOWLEDGEMENT**

STATE OF Montana

COUNTY OF Gallatin

This instrument was acknowledged before me on this 11 day of August,  
2021 by Marjorie Kathleen Haines.

Jana McElwaine  
Signature of Notarial Officer

My commission expires: Sept 30, 2022

