



2022-777440 3/31/2022 4:01 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

51 Coffeen LLC, a Wyoming Limited Liability Company, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Little Goose Crossing LLC, a Wyoming Limited Liability Company, GRANTEE, whose address is 203 S. Main St. Suite 3300, Sheridan, WY 82801 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:

**Lots One (1), Two (2), Three (3), Four (4), Five (5), Lot Six (6), Lot Seven (7) and the Northerly 10 feet of Lot Eight (8), Block 4, South Park Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.**

**EXCEPTING THEREFROM that certain Warranty Deed conveyed to The State Highway Commission of Wyoming recorded May 13, 1980 in Book 248, Page 446.**

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 our hands this 30 day of MARCH, 2022.

51 Coffeen LLC, a Wyoming Limited Liability Company

Paul R DeRossi

BY: PAUL R DEROSSI

TITLE: MEMBER




2022-777440 3/31/2022 4:01 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WY  
COUNTY OF Sheridan

)  
)ss.  
)

This instrument was acknowledged before me on the 30<sup>th</sup> day of March, 2022  
by Paul R. DelRossi, Member of 51 Coffeen LLC, a Wyoming Limited  
Liability Company.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22



**NO. 2022-777440 WARRANTY DEED**

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