

WARRANTY DEED

Linda A. Robbins, a single person, 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 KSW Properties LLC, a Wyoming limited liability company, GRANTEE, whose address is 8 State Hwy 335 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:

Lot 1, Block 1, East Park Addition of the Town, now City of Sheridan, Sheridan County, Wyoming.

EXCEPTING THEREFROM that certain parcel of conveyed to The State Highway Commission of Wyoming in a Warranty Deed recorded June 18, 1980, in Book 249, Page 310.
AND
EXCEPTING THEREFROM that certain parcel of conveyed to The State Highway Commission of Wyoming in a Warranty Deed recorded February 9, 2022, Recording #: 2022-776317.

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 29th day of June, 2023.

Linda A. Robbins
Linda A. Robbins

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 29th day of June, 2023 by Linda A. Robbins.

WITNESS my hand and official seal.

Janelle Crivello
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10/14/2027

Janelle Crivello - Notary Public
State of Wyoming
Commission ID# 152292
My Commission Expires October 14, 2027