

**Warranty Deed
With Possibility of Reverter**

The Town of Saratoga, a Wyoming municipal corporation located in Carbon County, Wyoming whose principal place of business is located at 110 East Spring Ave, Saratoga, WY 82331, ("Grantor") for and in consideration of \$1.00 and other good and valuable consideration, in hand paid, conveys and warrants to Valley Village, a Wyoming nonprofit corporation whose principal address is P.O. Box 344, Saratoga, WY 82331, ("Grantee"), fee simple determinable in the real property described on Exhibit A and depicted on Exhibit B, situated in Carbon County, Wyoming, so long as the property is used exclusively as an early childhood education facility or childcare facility, subject to a possibility of reverter held by the Town.

TOGETHER WITH all improvements, hereditaments and appurtenances, including, but not limited to, all easements and rights of way intended to benefit the premises, as well as any improvements, fixtures, or other personal property located on the premises; however, subject to all easements, reservations, restrictions, encumbrances, regulations, covenants, conditions, defects and encroachments of record. Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

Dated this ____ day of _____, 2023 A.D.

GRANTOR

Town of Saratoga, Wyoming

By: _____
Its: Mayor

ATTEST

By: Marie Christen
Its: Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF CARBON)

This instrument was acknowledged before me by _____, the Mayor of The Town of Saratoga, Wyoming, a Municipal Corporation, and by Marie Christen, the Town Clerk of the Town of Saratoga, Wyoming, this ____ day of _____, 2023.

Notary Public

My Commission expires: _____