

## WARRANTY DEED

Patricia F. Drake, formerly Patricia B. Fox, as Trustee, and to her successors in trust, of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated, GRANTOR of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, KJC Development, LLC, a Wyoming limited liability company, whose address is PO Box 834, Douglas, WY 82633, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 40, 41, 42, 43, 44, 45, 46, and 47, Jeffries Draw Subdivision, a subdivision in Sheridan County, Wyoming, as filed October 25, 1979 and indexed as Plat J-3 by the Sheridan County Clerk.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 my hand this 17th day of March, 2021.

THE PATRICIA B. FOX REVOCABLE TRUST,  
DATED APRIL 16, 1992, AS AMENDED AND  
RESTATED

Patricia F. Drake  
By: Patricia F. Drake, Trustee

State of Wyoming

County of Laramie



On this 17th day of March, 2021, before me personally appeared Patricia F. Drake, to me personally known, who, being by me duly sworn, did say that she is the Trustee of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated, that this instrument was signed on behalf of the Trust, that the Trustee had the authority under the terms of the written trust instrument, and that the Trustee acknowledged the instrument to be free act and deed of the Trust.

NO. 2021-767333 WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801