

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **Gone Fishing, LLC**, a Wyoming limited liability company (referred to herein as "Grantee"), whose address is P.O. Box 725, Big Horn, WY 82833, the following described real property 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:

Lot 1, The Market Place, a subdivision in the City of Sheridan, Sheridan County, Wyoming, Recorded May 7, 2021, Plat M-79.

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, the Wrench Ranch Properties Master Plan Phase One, 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, zoning, and subdivision regulations.

DATED this 1st day of June, 2021.

Grantor:

John E. Rice & Sons, Inc., a Wyoming corporation

By: [Signature]

Title: Vice President

STATE OF WY)
COUNTY OF Sheridan) ss.

The foregoing instrument was acknowledged before me this 1st day of June, 2021, by John Sargent, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Notary Public

My commission expires: 5-13-22



NO. 2021-769542 WARRANTY DEED

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