

## WARRANTY DEED

Mikole Bede Soto, appointed successor Trustee of the Phyllis A. Stevie Trust Agreement dated July 13, 1984, GRANTOR, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEEES, Brady R. Varner and Britney M. Varner, husband and wife, as tenants by the entirety, whose address is PO BOX 7297, Sheridan, WY, 82801, 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:

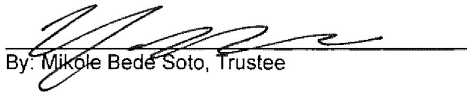
**Lot 25-B of the Amended Plat of the Amended Plat of a Portion of McNally Third Subdivision, aka Miller Minor Subdivision. A subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 187, indexed as Plat M-17 by the Sheridan County Clerk.**

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 September 21<sup>st</sup>, 2020.

THE PHYLLIS A. STEVIE TRUST AGREEMENT  
DATED JULY 13, 1984

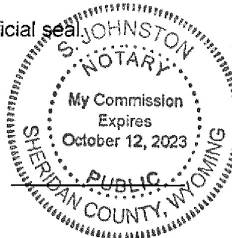
  
By: Mikole Bede Soto, Trustee

State of Wyoming

County of Sheridan

On this 21<sup>st</sup> day of September, 2020, before me personally appeared Mikole Bede Soto, to me personally known, who, being by me duly sworn, did say that she is the appointed successor Trustee of The Phyllis A. Stevie Trust Agreement dated July 13, 1984, 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.

Witness my hand and official seal



  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: