

## WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company, 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 CARLTON CONSTRUCTION LLC, a Wyoming Limited Liability Company, GRANTEE, whose address is PO Box 708, Big Horn, WY 82833 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 4 of the West Falls at the Powder Horn Ranch, a subdivision in Sheridan County, Wyoming, as recorded in Book W of Plats at Page 62.**

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 26 day of Aug, 2021.

Powder Horn Ranch - 2, L.L.C.

BY: Sandra Suzor

TITLE: Member

STATE OF WY

COUNTY OF Sheridan

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This instrument was acknowledged before me on the 26<sup>th</sup> day of August, 2021 by Sandra Suzor, Member of Powder Horn Ranch - 2, L.L.C.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-22



**NO. 2021-771937 WARRANTY DEED**

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