

WARRANTY DEED

Tipperary Properties, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Eduardo Mulero and Kevin Larsen, a married couple, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 15 Pinehurst Dr. Sheridan WY, 82801, 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 1, Powder Horn Ranch Minor No. 25 Subdivision, a subdivision in Sheridan County, Wyoming, as recorded October 28, 2009 in Book P of Plats, Page 92;

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 my/our hand(s) this 29th day of June, 2020.

Tipperary Properties, LLC, a Wyoming
limited liability company

[Signature]
By: Tim A. Smith
Title: Manager

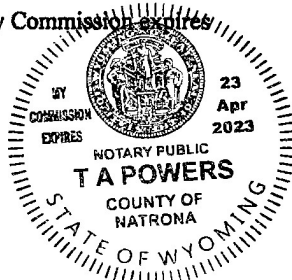
STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

This instrument was acknowledged before me on the 29th day of June, 2020, by TIM A. SMITH, as MANAGER of Tipperary Properties, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires



NO. 2020-759765 WARRANTY DEED

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