



When recorded, return to:
 Sovereign State Title Company
 Ref. Order No. SSTC-21-10241
 P.O. Box 6768
 Sheridan, WY 82801

WARRANTY DEED

CPR21, LLC, a Wyoming limited liability company, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to **Nephi J. Cole and Lyndsay M. Cole, husband and wife, as tenants by the entirety**, whose address is 3427 Fireside Dr. Cheyenne, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

*Wyoming
82001*

**Lot 27 of Cloud Peak Ranch 21st Filing, a subdivision in Sheridan County, Wyoming,
 recorded on April 20, 2021, in Plat Book C, Page 101.**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 23rd day of November, 2021.

CPR 21, LLC, a Wyoming Limited Liability Company

By: Doug Carlton
 Doug Carlton, Manager

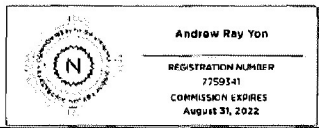
State of Virginia

County of Hanover

This instrument was executed and acknowledged before me on 11/23/2021 by Doug Carlton, as Manager of CPR 21, LLC, a Wyoming limited liability company.

Andrew Ray Yon
 Signature of Notarial Officer

Electronic Notary Public
 Title (e.g. Notary Public)



Seal:

My commission expires 08/31/2022

Notarized online using audio-video communication