

WARRANTY DEED

Powder Horn Ranch-2, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEEES, **Kevin R. Clapham and Anita N. Clapham, husband and wife, as tenants by the entirety**, whose address is 6545 S. Chase Street, Littleton, CO 80123, 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 63, Block BB, Powder Horn Ranch II Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of 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 25 day of March, 2021.

POWDER HORN RANCH-2, LLC

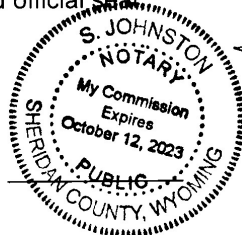
James Scott
Manager/ Member

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by James Scott, as Manager/ Member of Powder Horn Ranch-2, LLC, this 25th day of March, 2021.

Witness my hand and official seal



Signature of Notarial Officer
Title: Notary Public

My Commission Expires: