

WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., a Wyoming liability, 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 Patrick Dixon, Trustee of the Patrick Dixon Revocable Trust dated Julye 22, 2020, GRANTEE, whose address is 842 W. Rosemont Dr, Plona, AZ 85382 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 15 of the Grove at the Powder Horn, a subdivision in Sheridan County, filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk;

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 hand this 5th day of November, 2020.

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

By: Homer Scott Jr.
Title: GM

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 5th day of November, 2020 by Homer Scott, Jr. as General Manager of Powder Horn Ranch - 2, L.L.C., a Wyoming liability.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



NO. 2020-763588 WARRANTY DEED

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