

WARRANTY DEED

Powder Horn Ranch, LLC, 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 Schuster Construction, LLC, a Wyoming Limited Liability Company, GRANTEE, whose address is 116 Metz Rd, 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 21, Block K, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.

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 16 day of December, 2021.

Powder Horn Ranch, LLC

BY: Jim Scott

TITLE: Member

STATE OF WY)

COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 16th day of December, 2021 by Jim Scott, Member of Powder Horn Ranch, LLC.

WITNESS my hand and official seal.

EDA Schunk Thompson
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22

