

WARRANTY DEED

Broderick 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 John Masters and Lynnea Masters, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is PO Box 52 Dayton, WY 82836, 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 2, Broderick Subdivision, a subdivision in Sheridan County, Wyoming, as Recorded: November 5, 2018 Book B of Plats, Page 69;

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 13 day of May, 2019.

Broderick Properties, LLC, a Wyoming
limited liability company

Duane Carlson
By: Duane Carlson
Title: owner Managing Member

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 13 day of May, 2019, by Duane Carlson, as Managing Member of Broderick Properties, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 4/10/22

