

WARRANTY DEED

Carlton Construction, 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, hereby CONVEYS and WARRANTS to **Brendon Whittle and Shannon Whittle, husband and wife, as tenants by the entirety**, whose address is P.O. Box 641 Sheridan WY 82833, (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:

Lot 14, Trails West Urban Development PUD, a subdivision in Sheridan County, Wyoming, as recorded May 24, 2016 in Drawer T, Plat No. 32, in the Office of the Sheridan County Clerk.

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 5th day of May, 2022.

Carlton Construction, LLC, a Wyoming limited liability company

By: Doug Carlton
Doug Carlton, Manager

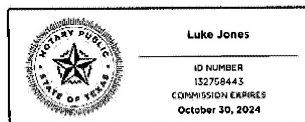
State of Texas
County of Denton

This instrument was executed and acknowledged before me on May ³~~5~~, 2022 by Doug Carlton, Manager of Carlton Construction, LLC, a Wyoming limited liability company.

[Signature]
Signature of Notarial Officer

Notary Public, State of Texas
Title (e.g. Notary Public)

Seal: _____



My commission expires: 10/30/2024

Notarized online using audio-video communication