

## WARRANTY DEED

The Phoenix Limited Partnership, a Wyoming limited partnership, 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 Clifton N. Franklin, Trustee of the Clifton N. Franklin Trust Agreement dated October 7, 2019, and amended April 17, 2020, GRANTEE, whose address is 2015 Skyview West Drive Sheridan, WY 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 7B, Skyview West Subdivision, Phase 1, City of Sheridan, Sheridan County, Wyoming, as recorded October 19, 2016, Book S of Plats, Page 151;**

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 14 day of September, 2020.

The Phoenix Limited Partnership,  
a Wyoming limited partnership

By: W.K. Love  
Title: Managing Partner

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 14<sup>th</sup> day of September, 2020, by W.K. Love, as Managing Partner of The Phoenix Limited Partnership, a Wyoming limited partnership.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

