

WARRANTY DEED

Willa N. Springer, a single person, 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 Charlson Land and Cattle Co., LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 311 Ranchester WY 82839 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 49 of Mountain View Estates, P.U.D., a subdivision as filed in Drawer M, as Plat #46.

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 23 day of Sept., 2022.

Willa N. Springer
Willa N. Springer

STATE OF WY)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 23rd day of September, 2022 by Willa N. Springer.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

