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FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

CPR21, 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 **Martin Masters and Janet Masters, husband and wife, as tenants by the entirety**, whose address is P.O. Box 279, DAYTON, WY 82836, (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 7 of Cloud Peak Ranch 21st Filing, a subdivision in Sheridan County,
Wyoming, recorded on April 20, 2021, in Plat Book C, Page 101.**

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 29 day of June, 2022.

CPR21, LLC, a Wyoming limited liability company

By: Doug Carlton, Manager
Doug Carlton, Manager

State of Texas
County of Harris

This instrument was executed and acknowledged before me on June 29th, 2022 by Doug Carlton, Manager of CPR21, LLC, a Wyoming limited liability company.

Sabryyah Callis
Signature of Notarial Officer

Notarized online using audio-video communication

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

Seal: _____

My commission expires: 04/20/2025

