



2022-782688 11/18/2022 1:23 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Susan M. Pettit, Trustee of the Residuary Trust emanating from the Pettit Family Trust dated July 1, 1999, GRANTOR, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Ten Above Investments, LLC, a Wyoming limited liability company, Matthew D. Moran, a single man, and Seth R. Larson, a married man dealing as his sole and separate property, whose address is PO Box 16494, Sheridan, WY 82701, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 23, Block 34, Sheridan Land Company's Addition to the Town, now City of Sheridan, in Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand this 17th day of November, 2022.

The Residuary Trust emanating from the Pettit
Family Trust dated July 1, 1999

Susan M Pettit, Trustee
By: Susan M. Pettit, Trustee

{{ Notary acknowledgment on following page }}



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

On NOVEMBER 17, 2022 before me, VINCE A. GONZALEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SUSAN M. PETTIT
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



VINCE A. GONZALEZ
COMM. #2283553
Notary Public - California
San Diego County
My Comm. Expires Apr. 18, 2023

NO. 2022-782688 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801