

WARRANTY DEED

Ronald Wiggins and Audrey Wiggins, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the **GRANTEE, West Sheridan Land Company LLC, a Wyoming limited liability company**, whose address is 18 Wild Hollow Rd., Sheridan, WY 82801, 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:

Lots 4 and 5, in Block 42, Downer's Addition to the Town, now city of Sheridan, Sheridan County, Wyoming, AND the West one-half of that portion of the vacated alley adjacent to said Lots 4 and 5.

AND

The East one-half (1/2) of that portion of the vacated Alley adjacent to Lots 14, 15, 16, 17, and 18 in Block 42, Downer's Addition to the Town, now City of Sheridan, 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(s) this 7th day of October, 2022

Ronald Wiggins
Ronald Wiggins

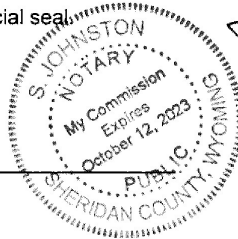
Audrey Wiggins
Audrey Wiggins

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Ronald Wiggins and Audrey Wiggins, husband and wife, this 7th day of October, 2022

Witness my hand and official seal



S. Johnston
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: _____