WARRANTY DEED
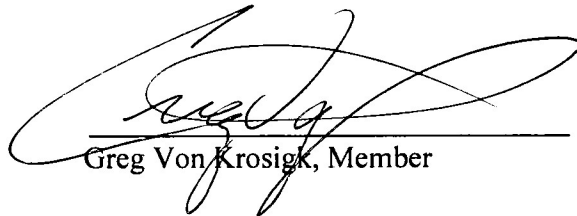
Royal Wolf Development, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Nicholas Bateson and Kara Bateson, husband and wife as tenants by the entirety, GRANTEES, whose address is _____ _____, 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 5, of the Final Plat of Brundage Square Phase II, City of Sheridan, Sheridan County, Wyoming, as recorded March 10, 2021 in Book B of Plats, on Page 78;

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.

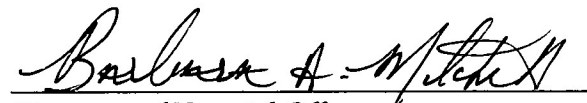WITNESS my hand this 29th day of March, 2024.

_____
Greg Von Krosigk, Member

STATE OF WYOMING   )
)ss.
COUNTY OF SHERIDAN   )

This instrument was acknowledged before me on the 29th day of March, 2024, by Greg Von Krosigk, as Member of Royal Wolf Development, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

_____
Signature of Notarial Officer
Title: Notary Public

My Commission expires: *April 7, 2025*

BARBARA A. MITCHELL - NOTARY PUBLIC
COUNTY OF SHERIDAN   STATE OF WYOMING
My Commission Expires April 7, 2025

NO. **2024-791476 WARRANTY DEED**
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PENCE AND MACMILLAN LLC PO BOX 602
SHERIDAN WY 82801