

WARRANTY DEED

Jeffrey S. Wells and Lisa A. Wells, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to Jeffrey S. Wells and Lisa Wells as Trustees of The Jeff and Lisa Wells Trust, dated December 8, 2022, whose address is 2061 Summit Drive, Sheridan, Wyoming 82801, and their successors in trust, hereinafter referred to as Grantees, the following-described real estate situate 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 36 of the Summit at Sparrow Hawk, a subdivision of the City of Sheridan, Wyoming;

TOGETHER WITH all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.


The Grantees hold the above-described property as Trustees of The Jeff and Lisa Wells Trust, dated December 8, 2022. The Settlers of the Trust are Jeffrey S. Wells, a/k/a Jeffrey Scott Wells, and Lisa Wells, a/k/a Lisa Anne Wells, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust.

Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2021) shall apply to this Trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 8th day of December 2022.

GRANTORS:

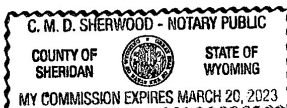

Jeffrey S. Wells


Lisa A. Wells

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Jeffrey S. Wells and Lisa A. Wells, husband and wife, this 8th day of December 2022.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 3-20-2023