

WARRANTY DEED

Carlton Construction, 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 is hereby acknowledged, hereby CONVEYS and WARRANTS to **Charles Irving Hock**, whose address is PO BOX 18553 ANAHEIM, CA 92817-8553, (hereinafter known as the "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming:

Lot 6 of Sheridan Ranch Development, a subdivision located in Sheridan County, Wyoming, recorded on December 10, 2021, in Plat Book S, Page 167.

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 hand this 24th day of January, 2024.

Carlton Construction, LLC, a Wyoming Limited Liability Company

Doug Carlton manager
By: _____
Doug Carlton, Manager

State of Texas
County of Dallas

This instrument was executed and acknowledged before me on 24th January, 2024 by Doug Carlton, Manager of Carlton Construction, LLC.

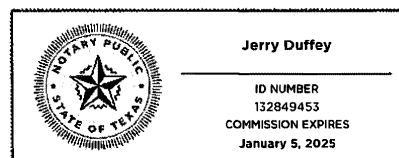
Jerry Duffey
Signature of Notarial Officer

Notary Public, State of Texas

Title (e.g. Notary Public)

My commission expires: 01/05/2025

Seal: _____



Electronically signed and notarized online using the Proof platform