

WARRANTY DEED

David J. Brown and Ann M. Brown, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to David J. Brown and Ann M. Brown, as trustees, and their successors in trust, of The David J. and Ann M. Brown Trust, dated November 8, 2022, whose address is 88 Beaver Creek Road, Sheridan, Wyoming 82801, 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, to-wit:

Tract 35, Beaver Flats Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 172.

Together with all improvements situate thereon and all easements and appurtenances thereunto belonging.

Subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record.

The Grantees hold this property as trustees of The David J. and Ann M. Brown Trust, dated November 8, 2022. The settlors of the trust are David J. Brown, a/k/a David James Brown, and Ann M. Brown, a/k/a Ann Marie Brown and Ann Marie Martirena Brown, who have unrestricted power to amend or revoke the terms of said trust.

Wyo. Stat. §§ 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 18th day of April, 2023.

GRANTORS:

By: [Signature]
David J. Brown

By: [Signature]
Ann M. Brown

NO. 2023-785478 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 18th day of April, 2023, by David J. Brown and Ann M. Brown, husband and wife.

WITNESS my hand and official seal.

My Commission Expires: May 23, 2023.

