



WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Steve Shurtz Building LLC, a Wyoming limited liability company, GRANTEE, whose address is 405 West Boxelder Road Suite A-4 Gillette 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: W 82718

Lot 16, Powder Horn, South Fork Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book P of Plats, Page 125.

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 our hands this 12 day of May, 2023.

Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company

BY: [Signature]
 James M. Scott, Member

STATE OF WY)
) ss.
 COUNTY OF Sheridan)

This instrument was acknowledged before me on the 12th day of May, 2023 by James M. Scott, Member of Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-13-28

