

WARRANTY DEED


DSB INVESTMENTS, INC., a Wyoming corporation, 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 Joseph Gilbert Frake and Janine Frake, husband and wife as tenants by the entirety with rights of survivorship as to an undivided one-half interest, and to Steven D. Fowle and Carolyn F. Fowle, husband and wife as tenants by the entirety with rights of survivorship as to an undivided one-half interest, together as tenants in common, GRANTEES, whose address is 216 Lombard Street, Thousand Oaks, CA 91360, 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 on **EXHIBIT "A"** which is attached hereto and incorporated herein;

TOGETHER WITH the improvements thereon and appurtenances thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record, and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises.

WITNESS my hand this 17th day of June 2008.

DSB INVESTMENTS, INC.


D. Scott Bliss, President

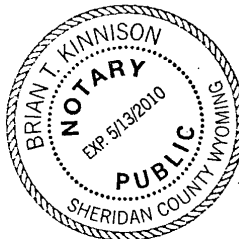
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The above and foregoing WARRANTY DEED was acknowledged before me by D. Scott Bliss, President of DSB Investments, Inc., a Wyoming corporation, on this 17th day of June, 2008.

WITNESS my hand and official seal.


Notary Public

My commission expires: 5-13-10



612676 WARRANTY DEED
BOOK 496 PAGE 0671
RECORDED 06/18/2008 AT 10:20 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land situated in the Lot 2 of Section 2, Township 55 North, Range 85 West, the SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said Tract being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 35 (monumented with a 3-1/4" aluminum cap per PLS 2615); thence S89°16'07"W, 670.11 feet, along the south line of said Section 35 to a 2" aluminum cap per PLS 2615; thence N01°55'50"W, 1,421.78 feet, to a 2" aluminum cap per PLS 2615; thence S81°18'53"E, 1,169.63 feet, to a 2" aluminum cap per PLS 2615 lying on the westerly right of way line of a sixty foot wide roadway; thence, along said right of way line through a curve to the right, a radius of 307.41 feet, a delta of 31°11'45", an arc length of 167.38 feet, a chord bearing of S09°00'54"E and a chord length of 165.32 feet to a 2" aluminum cap per PLS 2165; thence S08°03'02"W, 461.38 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left having a radius of 193.70 feet, a delta of 58°40'29", an arc length of 198.36 feet, a chord bearing of S21°17'13"E and a chord length of 189.81 feet to 2" aluminum cap per PLS 2615; thence S50°37'27"E, 682.16 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence S89°39'04"W, 995.79 feet to the **POINT OF BEGINNING**.

Containing 37.29 acres, more or less.

Bearings are the Wyoming Coordinate System, NAD 1983 East Central Zone.

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QUITCLAIM DEED

JOSEPH GILBERT FRAKE and JANINE FRAKE, husband and wife, ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby convey and quitclaim unto, **STEVEN DOUGLAS FOWLE and CAROLYN FRAKE FOWLE, CO-TRUSTEES OF THE FOWLE FAMILY TRUST DATED FEBRUARY 12, 2005** ("Grantees"), all of the Grantors' right, title and interest in and to the following described real estate:

A tract of land situated in the Lot 2 of Section 2, Township 55 North, Range 85 West, the SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract sometimes being referred to as Tract 35 and being more particularly described on EXHIBIT "A," which is attached hereto and incorporated herein;

TOGETHER WITH and assigning all easements, rights of way, improvements, appurtenances, privileges and rights pertaining and appertaining thereto; and,

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws.

This Deed is an absolute conveyance of any interest the Grantors may have or hereafter acquire in the subject property. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Recording of this Deed indicates acceptance upon delivery. By so accepting delivery of this Deed, Grantees hereby expressly and fully waive and release Grantors from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to Wyo. Stat. Ann. § 34-1-151.

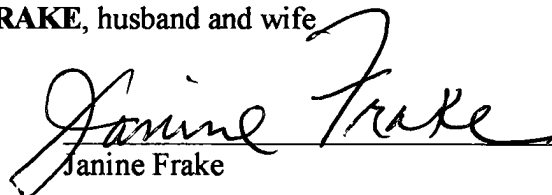
DATED this 18th day of October, 2023.

Grantors:

JOSEPH GILBERT FRAKE and JANINE FRAKE, husband and wife



Joseph Gilbert Frake



Janine Frake



2023-788481 10/26/2023 1:24 PM PAGE: 2 OF 4
FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF California)
County of Los Angeles) ss.

The foregoing Quitclaim Deed was executed and acknowledged before me by Joseph Gilbert Frake, this 18th day of October, 2023.

WITNESS my hand and official seal,

Notary Public

My Commission Expires: Aug 30, 2025





STATE OF California)
) ss.
County of Los Angeles)

The foregoing Quitclaim Deed was executed and acknowledged before me by Janine Frake,
this 18th day of October, 2023.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: Aug 30, 2025



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NO. 2023-788481 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301
SHERIDAN WY 82801