

WARRANTY DEED

Kevin Sarkkinen, a single person, (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 are hereby acknowledged, hereby CONVEYS and WARRANTS to **Julio Quintana, a married man, dealing in his sole and separate property**, whose address is **22 Timm Place: Sheridan, WY 82801**, (hereinafter known as "Grantee," whether one or more) the following described real estate, situated 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 9 of Cloud Peak Ranch 21st Filing, a subdivision in Sheridan County, Wyoming, recorded on April 20, 2021, in Plat Book C, Page 101.

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.

WITNESS my/our hand(s) this 13th day of March, 2024.


Kevin Sarkkinen

STATE OF Florida)
)SS.
COUNTY OF Duval)

This instrument was executed and acknowledged before me on 13th March, 2024, by Kevin Sarkkinen.

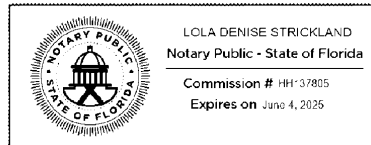

Lola Denise Strickland

Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: 06/04/2025



Notarized remotely online using communication technology via Proof.

U.S. PASSPORT