

WARRANTY DEED

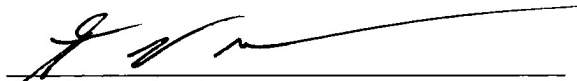
Stephen Grimshaw, a married person as his sole and separate property, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Parker Flats LLC, a Wyoming limited liability company, GRANTEE, whose address is 39 E. 1st Street Sheridan, WY 82801 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:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Parker Flats, a subdivision in the City of Sheridan, Sheridan County, Wyoming as recorded in Plat Book P, Page 121.

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 26th day of June, 2024.


Stephen Grimshaw

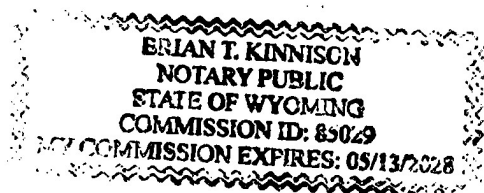
STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 26th day of June, 2024 by Stephen Grimshaw.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-7-2028



NO. 2024-792843 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801