

WARRANTY DEED

Monty D. Majszak and Tawni L. Majszak, husband and wife, GRANTORS, of Larimer County, State of Colorado, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Patricia F. Drake, formerly Patricia B. Fox, as Trustee, and to her successors in trust, of the Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated, whose address is 1451 THOMAS DRIVE, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 11, Civin Subdivision to the City of Sheridan, a subdivision in Sheridan County, Wyoming, filed in Drawer C, Plat Number 52, in the Office of the Sheridan County Clerk.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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

WITNESS our hands this 15TH day of SEPTEMBER 2021.

Monty D. Majszak
Monty D. Majszak

Tawni L. Majszak
Tawni L. Majszak

State of Colorado

County of Larimer

The foregoing instrument was acknowledged before me by Monty D. Majszak and Tawni L. Majszak, this 15 day of September, 2021.

Witness my hand and official seal.

Nathaniel Guzman
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 03/31/2025

NATHANIEL GUZMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214012879
MY COMMISSION EXPIRES 03/31/2025