

WARRANTY DEED

Duane Charlson, a married person, dealing in his sole and separate property, Grantor, of Sheridan County, Wyoming, for valuable consideration, CONVEYS AND WARRANTS to **Broderick Properties, LLC, a Wyoming limited liability company**, with a principal office and mailing address of 480 Upper Road, Sheridan, Wyoming 82801, Grantee, the following-described real estate situate 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 19 in Block 20 of Palmer's Addition to the Town, now City of Sheridan, County of Sheridan, Wyoming;

TOGETHER WITH all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

DATED this 5th day of August 2022.

GRANTOR:

Duane Charlson

Duane Charlson

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Duane R. Charlson**, this 5th day of August 2022.

WITNESS my hand and official seal.



Bethany Lawrence
Notary Public

My Commission Expires: 3-24-2025