

## WARRANTY DEED

Gary James Roberts and Christine Renee Roberts, husband and wife, GRANTORS, 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 TIPTON LLC, a Wyoming limited liability company, GRANTEE, whose address is 3102 US Hwy 87, 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:

All that part of Lots 20 and 21 vacated of said Arab Acres Subdivision lying North and West of a line described as follows:

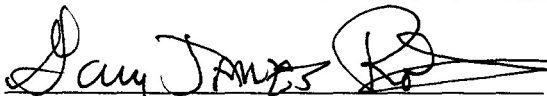
Beginning at the Northwesterly corner of said Lot 22, said point being on the South side of Circle "8" Drive, thence S31°44'E, 287.9 feet to a point, thence S50°59'W, 244 feet to a point on the Southwest side of said Lot 21, said point being 365.2 feet Southeasterly from the Northwesterly corner of said Lot 21.

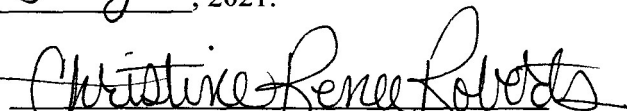
EXCEPTING THEREFROM that certain parcel of land conveyed to Kenneth J. Ferullo and Alissa M. Ferullo on a Warranty Deed recorded December 16, 2008 in Book 502, Page 367.

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 21 day of July, 2021.

  
Gary James Roberts

  
Christine Renee Roberts

STATE OF WYOMING )

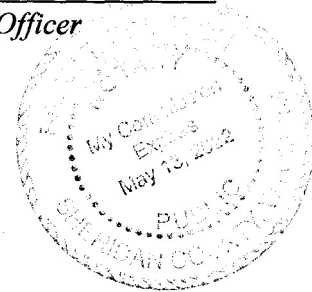
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 21<sup>st</sup> day of July, 2021  
by Gary James Roberts.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WYOMING )

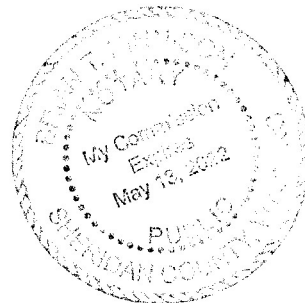
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by Christine Renee Roberts.

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[Signature]  
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Title: Notary Public

My Commission expires: 5-13-22



**NO. 2021-770882 WARRANTY DEED**

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