

## WARRANTY DEED

Charles M. Green, Jr. and Dixie Green, 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 Montgomery Estate, LLC, a Wyoming limited liability company, GRANTEE, whose address is 33 W. Brundage Ste 201 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:

**Lot 4, 5 and 6, Block 1, of Third Vale Avoca Place, an Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.**

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 13 day of 8, 2024.

Charles M. Green, Jr.  
Charles M. Green, Jr.

Dixie Green  
Dixie Green

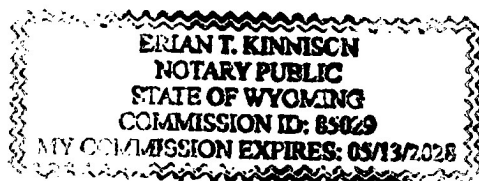
STATE OF WY )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 13<sup>th</sup> day of August, 2024 by Charles M. Green, Jr..

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28



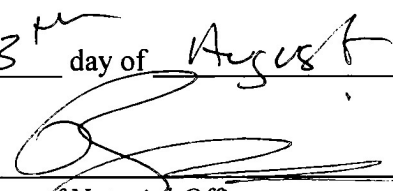


**2024-793874** 8/13/2024 4:08 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

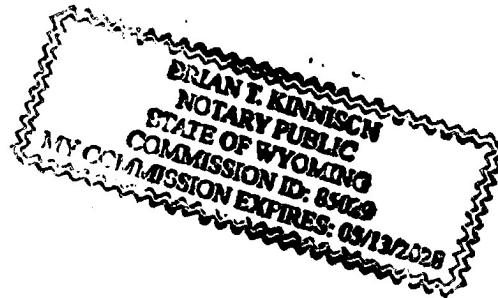
STATE OF WY )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 13<sup>th</sup> day of August, 2024  
by Dixie Green.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28



**NO. 2024-793874 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801