

## WARRANTY DEED

KJC Development, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00) in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEEES, **Craig Coburn and Margaret Coburn, husband and wife, as tenants by the entirety**, whose address is 13132 Tawny Way  
Poway, CA 92064, 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 6, Jeffries Draw Subdivision, a subdivision in Sheridan County, Wyoming, as filed October 25, 1979 and indexed as Plat J-3 by 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 my hand this 5<sup>th</sup> day of November, 2021.

KJC DEVELOPMENT, LLC

By: Kyle Harris, its designated agent and authorized representative

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Kyle Harris, as designated agent and authorized representative of KJC Development, LLC, a Wyoming limited liability company, this 5<sup>th</sup> day of November, 2021.

Witness my hand and official seal.

My Commission Expires:



[Signature]  
Signature of Notarial Officer  
Title: Notary Public

**NO. 2021-773863 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801