



## WARRANTY DEED

Gateway Partners, LLC, a Wyoming limited liability company, GRANTOR, 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 Carlton Construction LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 708 Big Horn, WY 82833 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:

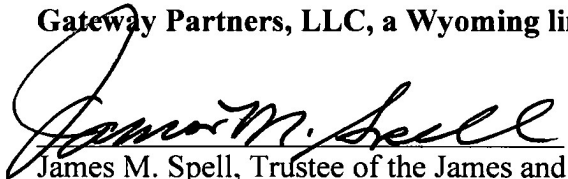
**Lot 1 of Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Plat Book S, Page 176.**

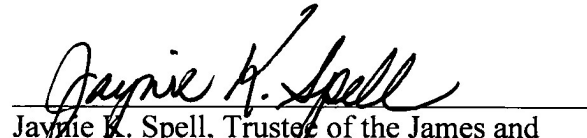
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 8<sup>th</sup> day of October, 2024

**Gateway Partners, LLC, a Wyoming limited liability company**


  
James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member

  
Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member

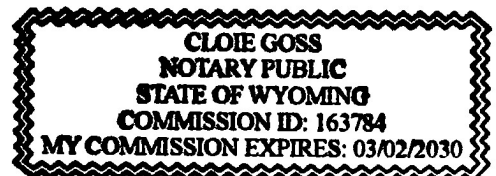
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 8<sup>th</sup> day of October, 2024 by James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member of Gateway Partner, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 3/2/30





STATE OF WYOMING

)

)ss.

COUNTY OF SHERIDAN

)

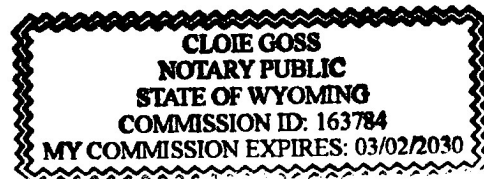
This instrument was acknowledged before me on the 8<sup>th</sup> day of October, 2024  
by Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21,  
2016, as amended and restated, Member of Gateway Partner, LLC, a Wyoming limited liability  
company.

WITNESS my hand and official seal.

*Signature of Notarial Officer*

Title: Notary Public

My Commission expires: 312130



**NO. 2024-794997 WARRANTY DEED**

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