When recorded, return to:
Sovereign State Title Company
954 N Main St.
Sheridan, WY 82801

2021-774987 12/17/2021 2:46 PM PAGE: 1 OF 2
FEES: $35.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Sheridan Heights Ranch, LLC, a Wyoming limited liability company, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to **Carlton Construction, LLC, a Wyoming limited liability company**, whose address is P.O. Box 708, Big Horn, WY 82833, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30 of Sheridan Ranch Development, a subdivision located in Sheridan County, Wyoming, recorded on December 10, 2021, in Plat Book S, Page 167, together with all common areas and other matters depicted on said Plat.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

FOR AVOIDANCE OF DOUBT, THE GRANTOR'S INTENT IS THAT THIS CONVEYANCE BE MADE EFFECTIVE, FOR ALL PURPOSES, PRIOR TO THE DATE OF THE FINAL PLAT OF SHERDAN RANCH DEVELOPMENT, AND GRANTOR FURTHER INTENDS THAT THE GRANTEE, CARLTON CONSTRUCTION, LLC, BE VESTED WITH ALL RIGHT, TITLE, AND INTEREST IN AND TO THE ABOVE-DESCRIBED REAL PROPERTY PRIOR TO THE DATE OF THE FINAL PLAT OF SHERIDAN RANCH DEVELOPMENT, WITH FULL AUTHORITY AND RIGHT TO EXECUTE SAID FINAL PLAT.

WITNESS my/our hand(s) this _____ day of December, 2021, but effective for all purposes as of September 29, 2021.

SIGNATURE AND ACKNOWLEDGEMENT PAGE FOLLOWS

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2021-774987 12/17/2021 2:46 PM PAGE: 2 OF 2
FEES: $35.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Sheridan Heights Ranch, LLC, a Wyoming limited liability company

By: _____
Don Roberts, Manager

STATE OF California)
)SS.
COUNTY OF Monterey)

This instrument was executed and acknowledged before me on December 15, 2021 by Don Roberts, Manager of Sheridan Heights Ranch, LLC, a Wyoming limited liability company.

_____
Signature of Notarial Officer

Notary Public / Mandy Kavanagh Seal:
Title (e.g. Notary Public)

MANDY KAVANAGH
Notary Public - California
Monterey County
Commission # 2281084
My Comm. Expires Mar 15, 2023

My commission expires: 03/15/2023

NO. 2021-774987 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE CO 954 N MAIN ST
SHERIDAN WY 82801