

## WARRANTY DEED

Ryan K. Franklin and Kimberlee Franklin, 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 Ryan Franklin and Kimberlee Franklin, Trustees of the Ryan Franklin and Kimberlee Franklin Revocable Trust, dated June 17, 2021, GRANTEE, whose address is P.O. Box 645, 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 12, Cloud Peak Ranch Seventeenth Filing to the City of Sheridan, Sheridan County, Wyoming, a subdivision filed in Drawer C, Plat No. 82.**

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 14 day of March, 2024

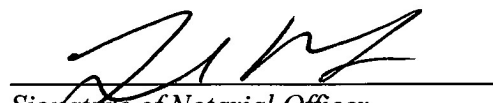
  
Ryan K. Franklin

  
Kimberlee Franklin

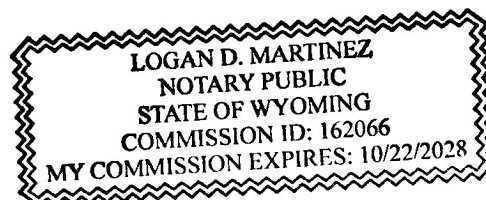
STATE OF WYOMING )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 14<sup>th</sup> day of March, 2024 by Ryan K. Franklin.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10-22-28

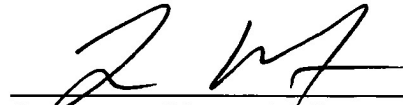




STATE OF WYOMING )  
COUNTY OF Sheridan )ss.  
)

This instrument was acknowledged before me on the 14<sup>th</sup> day of March, 2024  
by Kimberlee Franklin.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 10-22-28

