

WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., 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 Wishbone, LLC, a Wyoming limited liability company, GRANTEE, whose address is 485 Creek Circle, 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 5, Powder Horn Estates Phase 1, a subdivision in Sheridan County, Wyoming, as recorded in Plat Book P, Page 126.

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 16 day of August, 2023.

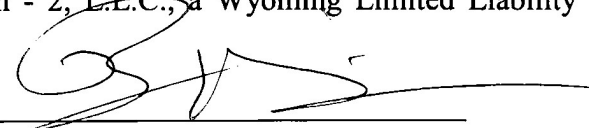
Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company


Sandra Suzor, Member

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16th day of August, 2023 by Sandra Suzor, Member of Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-7-28

