

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-21-10187
P.O. Box 6768
Sheridan, WY 82801



2022-777243 3/24/2022 3:12 PM PAGE: 1 OF 1
FEES: \$12.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Carlton Construction, 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, hereby CONVEYS and WARRANTS to **Donald B. Roberts, Trustee of The DBR 5X5 Trust, under Agreement dated July 28, 2008**, whose address is 13 Cemetery Road, Sheridan, WY 82801, (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in WY County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 17 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 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.

WITNESS my/our hand(s) this 21st day of March, 2022.

Carlton Construction, LLC, a Wyoming limited liability company

By: Doug Carlton
Doug Carlton, Manager

State of Florida

County of Lake

This instrument was executed and acknowledged before me on March 21st 2022 by Doug Carlton, Manager of Carlton Construction, LLC, a Wyoming limited liability company.

Nia A Hamilton
Signature of Notarial Officer

who produced driver license as identification.

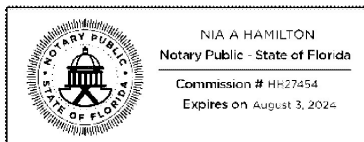
Nia A Hamilton Online Notary

Title (e.g. Notary Public)

My commission expires: 08/03/2024

HH27454

Seal: _____



Notarized online using audio-video communication

NO. 2022-777243 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SOVEREIGN STATE TITLE COMPANY 954 N MAIN ST
SHERIDAN WY 82801-3036