



WARRANTY DEED

Maestri Ranch Company, 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 Fence Creek Land & Cattle, LLC, a Wyoming limited liability company, GRANTEE, whose address is PO BOX 775, 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 2, Powder Horn Ranch, Minor No. 17 Subdivision, a subdivision in Sheridan County, Wyoming, as recorded as Plat Number P-88.

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 24 day of December, 2024.

Maestri Ranch Company, LLC, a Wyoming limited liability company

Michael F. Maestri
Michael F. Maestri, Manager

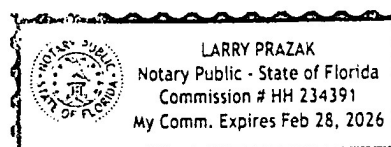
STATE OF FLORIDA)
)ss.
COUNTY OF SARASOTA)

This instrument was acknowledged before me on the 24 day of December, 2024 by Michael F. Maestri, Manager of Maestri Ranch Company, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires: 02/28/2026

Larry Prazak
Signature of Notarial Officer
Title: Notary Public



☒ Physical Presence
— OR —
☐ Online Notarization