

WARRANTY DEED

Tamala Lynn Dixon, formerly known as Tamala Lynn Larsen, and Jayson Dixon, wife and husband, (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 **Baby Bear Properties, LLC, a Wyoming Limited Liability Company**, whose address is **P O Box 6786 Sheridan, WY 82801**, (hereinafter known as "Grantee," whether one or more) 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:

Lot 4, Block 6, Gillette Second Addition in the Town, now City of Sheridan, Sheridan County, Wyoming.

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.

WITNESS our hands this 18th day of June, 2024.

Tamala Lynn Dixon
Tamala Lynn Dixon

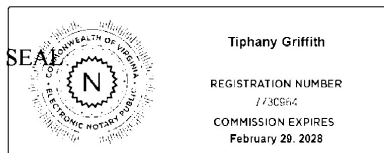
STATE OF Virginia)
)SS.
COUNTY OF Newport News)

This instrument was executed and acknowledged before me on 18th June, 2024, by Tamala Lynn Dixon.

Tiffany Griffith
Signature of Notarial Officer

Title: Notary Public

My commission expires: 02/29/2028
Registration # 7730964



Notarized remotely online using communication technology via Proof.

Jayson Dixon
Jayson Dixon

STATE OF Virginia)
COUNTY OF Newport News)SS.

This instrument was executed and acknowledged before me on 18th June, 2024, by
Jayson Dixon.

Tiffany Griffith
Signature of Notarial Officer

Title: Notary Public

My commission expires: 02/29/2028
Registration # 7730964
Notarized remotely online using communication technology via Proof.

SEAL:

