

WARRANTY DEED

Hjorth Investments, 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 Curtis Hjorth, a single person, GRANTEE, whose address is Box 640 Story WY 82842 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:

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 53 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Commencing at a point 400 feet South of the Northeast corner of said Section 18; thence West 170 feet to a point, thence South to the center of South Piney Creek, thence running Easterly in the center of said South Piney Creek to the East section line of said Section 18, thence North along said section line to the place of beginning.

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 February 2023

Hjorth Investments, LLC, a Wyoming limited liability company

BY: Curt Hjorth
TITLE: Sec-treas

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16th day of February, 2023 by Curt Hjorth, Sec-treas of Hjorth Investments, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Allison M. Arndt
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/15/2028

