

WARRANTY DEED

Gilbert A. Harzke and Jan M. Harzke, husband and wife, individually and Gilbert A. Harzke and Jan Harzke in their representative capacities as the duly appointed, qualified, and serving Co-Personal Representatives of the Estate of Melvin B. Harzke, deceased, GRANTORS, duly appointed by an Order of the District Court of the State of Wyoming, Fourth Judicial District, Sheridan County, entered November 8, 2024, which Order was modified by an Order Nunc Pro Tunc, entered November 12, 2024, in Probate Number 2024-CV-0000269, and Letters of Administration being issued to the Co-Personal Representatives by the Clerk of District Court on December 6, 2024, and as authorized by the Court's Order Authorizing Sale of Real And Personal Property, entered February 21, 2025, for good and valuable consideration, the receipt of which is hereby acknowledged, **CONVEY AND WARRANT to Finney Properties, LLC DBA Letrac Development, GRANTEE**, whose address is 105 Saddlecrest DR - Sheridan, WY 82801 Sheridan, Wyoming 82801, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lots 5 and 6 and the North one-half of Lot 4, Block 1 of Crandal Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

TOGETHER WITH all improvements thereon and all privileges, hereditaments, and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

SUBJECT TO all real estate taxes for the current year and any subsequent year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to all building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED the 15 day of April 2025.

GRANTORS:

Gilbert A. Harzke
Gilbert A. Harzke

Jan M. Harzke
Jan M. Harzke

Estate of Melvin B. Harzke, deceased

By: Gilbert A. Harzke
**Gilbert A. Harzke, a Co-Personal
Representative of The Estate of Melvin B.
Harzke, deceased**

By: Jan Harzke
**Jan Harzke, a Co-Personal Representative
of The Estate of Melvin B. Harzke,
deceased**

**STATE OF MONTANA)
: ss.
COUNTY OF YELLOWSTONE)**

The foregoing instrument was acknowledged before me this 15 day of April 2025, by
**Gilbert A. Harzke and Jan M. Harzke, husband and wife, individually and by Gilbert A.
Harzke and Jan Harzke as the Co-Personal Representatives of The Estate of Melvin B.
Harzke, deceased.**

WITNESS my hand and official seal.

Kristen M. Hample
Notary Public

Residing at: Shepherd, Montana

My Commission Expires: January 17, 2028

