

**QUITCLAIM DEED**

Gateway Partners, LLC, a Wyoming limited liability company, (hereinafter known as the "Grantor," whether one or more), for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby quitclaims to **Du West Construction LLC, a Wyoming Limited Liability Company**, whose address is PO Box 66, Big Horn, Wyoming, 82833, (hereinafter known as the "Grantee," whether one or more) all right, title, and interest in 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 8, Lot 9, Lot 10, Lot 26A, Lot 26B, Lot 28A, and Lot 28B, of Sheridan Hills Subdivision, a subdivision located in Sheridan County, Wyoming, according to the official plat thereof recorded July 3, 2024, in Plat Book S, Page 176.**

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the above-described property with all and singular the rights, privileges, tenements, and appurtenances thereunto or otherwise belonging to the said Grantee herein, its heirs, successors, personal representatives, administrators, executors, and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record, and further 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 state, city, and county subdivision laws and ordinances.

WITNESS our hands this 30<sup>th</sup> day of July, 2024.

Gateway Partners, LLC, a Wyoming limited liability company  
By **James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust, dated September 21, 2016, as amended and restated, Member**

James M. Spell, TEE  
By: James M. Spell, Trustee

Jaynie K. Spell, TEE  
By: Jaynie K. Spell, Trustee

State of Wyoming  
County of Sheridan

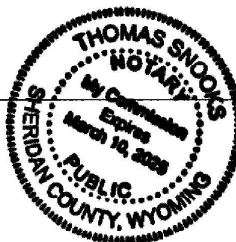
This instrument was executed and acknowledged before me on July 30<sup>th</sup>, 2024 by James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust, dated September 21, 2016, as amended and restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

Thomas Snooks  
Signature of Notarial Officer

Notary  
Title (e.g. Notary Public)

My commission expires: 3/10/2025

Seal: \_\_\_\_\_



## WARRANTY DEED

Gateway Partners, 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 Du West Construction LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 66 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:

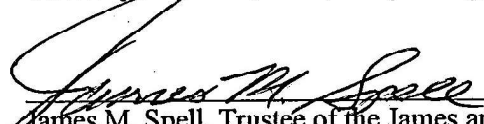
**Lot 20, of Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Plat Book S, Page 176.**


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 23 day of Jan, 2025

Gateway Partners, LLC, a Wyoming limited liability company


  
James M. Spell, Trustee of the James and  
Jaynie Spell Revocable Trust dated September  
21, 2016, as amended and Restated, Member

  
Jaynie K. Spell, Trustee of the James and  
Jaynie Spell Revocable Trust dated September  
21, 2016, as amended and Restated, Member

STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 23<sup>rd</sup> day of January, 2025 by James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-28

**NO. 2025-797055 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

