



2021-773808 11/4/2021 8:39 AM PAGE: 1 OF 3
 FEES: \$18.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Gary W. Evers and Yvette N. Evers, husband and wife, as tenants by entirety with rights of survivorship, GRANTORS, 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 River Birch Holdings, LLC, a Wyoming limited liability company, GRANTEE, whose address is PMB 7833 5753 Hwy 85 N Crestview, FL 32536 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:

See Exhibit "A" attached hereto.

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 2nd day of November, 2021.

Gary W. Evers

Yvette N. Evers

STATE OF WY

)
)ss.

COUNTY OF Sheridan

)

This instrument was acknowledged before me on the 2nd day of November, 2021 by Gary W. Evers.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-22

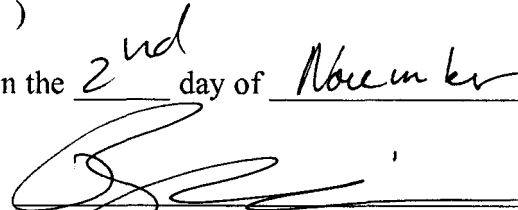




STATE OF WY)
COUNTY OF Shwida)ss.
)

This instrument was acknowledged before me on the 2nd day of November, 2021
by Yvette N. Evers.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



EXHIBIT "A"

Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

Section 13: SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ lying South of the South right of way line of Wyoming State Highway 345.

Section 24: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

EXCEPTING THEREFROM those parcels conveyed to The Grand Island and Northern Wyoming Railroad Company as contained in the Warranty Deed recorded July 11, 1893 in Book E, Page 253 of Deeds and also Warranty Deed recorded June 11, 1894 in Book E, Page 427 of Deeds.

Also EXCEPTING THEREFROM a parcel of land conveyed to the State Highway Commission of Wyoming by Warranty Deed recorded February 10, 1981 in Book 255, Page 70.

ALSO EXCEPTING that parcel conveyed to White Ranch LLC, a Wyoming limited liability company by Warranty Deed recorded June 2, 2017 in Book 567, Page 120.

ALSO EXCEPTING that parcel conveyed to P. Sean Carroll and Kellie A. Carroll by Warranty Deed recorded August 9, 2017 in Book 568, Page 365.

ALSO EXCEPTING that parcel conveyed to James C. Preston and Penny M. Preston by Warranty Deed recorded August 23, 2019, Book 582, Page 615.