

WARRANTY DEED

Mike Shallenberger Roth Self-Directed IRA, LLC, a Texas Limited Liability Company, and Diane Shallenberger Roth Self-Directed IRA, LLC, a Texas Limited Liability Company, (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 Steven Michael Beverly and Corrie Ilene Beverly, husband and wife, as tenants by the entirety, whose address is 2508 Barker Pkwy N. Ogden UT 84415 (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:

Tract No. Five (5) of Big Goose Valley Subdivision, the plat of which is duly filed of record in the Sheridan County Clerk's Office, Sheridan County, Wyoming;

EXCEPTING THEREFROM, a parcel conveyed to Robert N. Clements and Shirley G. Clements by Warranty Deed dated May 31, 1978, which was recorded in the office of the Sheridan County Clerk and Recorder on June 1, 1978, in Book 230 of Deeds at Page 541;

ALSO EXCEPTING THEREFROM, a parcel conveyed to the State Highway Commission of Wyoming by Warranty Deed dated February 13, 1991, which was recorded in the office of the Sheridan County Clerk and Recorder on May 17, 1991, in Book 341 of Deeds at Page 303.

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 27th day of September, 2024.

Mike Shallenberger Roth Self-Directed IRA, LLC, a Texas Limited Liability Company

By: Mike Shallenberger
Mike Shallenberger, Manager

STATE OF Texas)
)SS.
COUNTY OF Wichita)

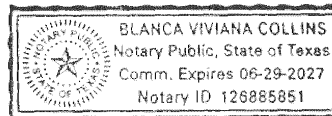
This instrument was executed and acknowledged before me on September 27, 2024, by Mike Shallenberger, Manager of Mike Shallenberger Roth Self-Directed IRA, LLC.

Blanca Collins
Signature of Notarial Officer

Title: Notary Public

SEAL:

My commission expires: 06/29/2027



Diane Shallenberger Roth Self-Directed IRA, LLC, a Texas Limited Liability Company

By: Diane S
Diane Shallenberger, Manager

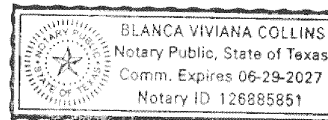
STATE OF Texas)
)SS.
COUNTY OF Wichita)

This instrument was executed and acknowledged before me on September 27, 2024, by
Diane Shallenberger, Manager of Diane Shallenberger Roth Self-Directed IRA, LLC.

Blanca Collins
Signature of Notarial Officer

Title: Notary Public

SEAL:



My commission expires: 06/29/2027