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FEES: $12.00 RS WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Charles L. Meserlian, a married person as his sole and separate property, 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 Sheridan County Custom Homes, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 6701 Sheridan, WY 82801 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 42, Block BB, Powder Horn Ranch II Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk.

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 4th day of May, 2026.

Charles L. Meserlian

WENDY WAKEFIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234008717
MY COMMISSION EXPIRES MAR. 06, 2027

STATE OF Colorado)
)ss.
COUNTY OF Larimer)

This instrument was acknowledged before me on the 4th day of May, 2026 by Charles L. Meserlian.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: March 6, 2027

NO. 2026-807353 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801