

CO-PERSONAL REPRESENTATIVES' WARRANTY DEED

John O. Juroszek, Steven P. Juroszek, and Susan Brophy, in their representative capacities as the duly appointed, qualified, and currently acting Co-Personal Representatives of the Estate of Oscar Juroszek, deceased, Grantor, duly appointed by an Order of the District Court of the State of Wyoming, Fourth Judicial District, Sheridan County, entered on July 19, 2018, in Probate PR-2018-112, and Letters Testamentary being re-issued to the Co-Personal Representatives by the Clerk of District Court on June 18, 2024, and as authorized by the power to sell property of the Estate given to the Co-Personal Representative by the terms of the Last Will and Testament of Oscar Juroszek, deceased, the original of which is filed in the record of Probate PR-2018-112, and, pursuant to Wyo. Stat. Ann. § 2-7-205(c), the Co-Personal Representatives having provided timely notice of the intended sale of real property to the parties entitled thereto, for good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Wild Rose Properties, LLC, a Wyoming limited liability company, with a principal office and mailing address of 21 S Lobban Ave, Buffalo, Wyoming 82834, 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 26 and 27, Block 4, South Park 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 2024 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 28 day of June 2024.

GRANTOR: Estate of Oscar Juroszek, deceased

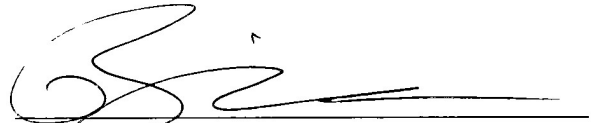
By: 

Steven P. Juroszek, Co-Personal Representative, and as Agent for John O. Juroszek, Co-Personal Representative, under the specific Limited Durable Real Estate Power of Attorney, signed on June 18, 2024, and recorded as Document No. 2024-792775, and as Agent for Susan Brophy, Co-Personal Representative, under the specific Limited Durable Real Estate Power of Attorney, signed on June 17, 2024, and recorded as Document No. 2024-792776

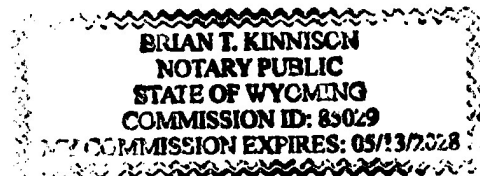
STATE OF WY)
COUNTY OF Sheridan : ss.

The foregoing instrument was acknowledged before me this 28th day of June 2024, by Steven P. Juroszek, Co-Personal Representative, and as Agent for John O. Juroszek, Co-Personal Representative, under the specific Limited Durable Real Estate Power of Attorney, signed on June 18, 2024, and recorded as Document No. 2024-792775, and as Agent for Susan Brophy, Co-Personal Representative, under the specific Limited Durable Real Estate Power of Attorney, signed on June 17, 2024, and recorded as Document No. 2024-792776.

WITNESS my hand and official seal.


Notary Public

My Commission Expires: 5-13-28



NO. 2024-792880 PERSONAL REPRESENTATIVE D
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801