

WARRANTY DEED

Christine Roberts, Trustee of the Christine Roberts Revocable Trust dated April 30, 2014, and any amendments thereto, 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 Seth Sawyer Martinsen and Danielle Judy Manselle, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is PO Box 86 Story, WY 82842 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 9 day of January, 2024.

The Christine Roberts Revocable Trust dated April 30, 2014, and any amendments thereto

Christine Roberts Trustee
Christine Roberts, Trustee

STATE OF Arizona)
)ss.
COUNTY OF Maricopa)

This instrument was acknowledged before me on the 9th day of January, 2024 by Christine Roberts, ~~Trustee of Christine Roberts~~, Trustee of the Christine Roberts Revocable Trust dated April 30, 2014, and any amendments thereto.

WITNESS my hand and official seal.

Matthew R Battle
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 06-07-2026

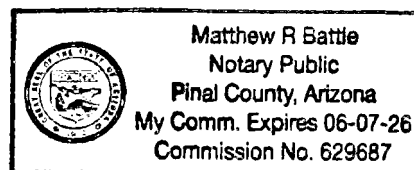


EXHIBIT A

Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 8: A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point which is North 894.3 feet and East 1303.2 feet from the Southwest corner of said Section 8; thence S0°16'E, 234.6 feet, along the West right-of-way line of Wyoming Secondary Highway; thence S89°23'W, 175 feet; thence N0°13'W, 231.0 feet to the South right-of-way line of Wyoming Secondary Highway; thence N88°12'E, along the South right-of-way line a distance of 175 feet, more or less, to the point of beginning.



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FEES: \$15.00 PK WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-789751 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY

SHERIDAN WY 82801