WARRANTY DEED

Morrison Ranch, LLC, a Wyoming close limited liability company, of Sheridan County, Wyoming, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **John Kooper and Cindy Kooper, husband and wife, as tenants by the entirety**, whose address is _____ 508 Falcon Ridge Ct ____, GRANTEES, 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:

Lot 38, Block 3, of the Final Plat of the Morrison Ranch Filing No. 1, as recorded November 25, 2013, in Book M of Plats, Page 71, 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 the current year 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 this 28th day of _December_ 2023.

Morrison Ranch, LLC   **Morrison Ranch, LLC**

By: _Martha I. Hilleby_   By: _Hans E. Hilleby_
Martha I. Hilleby, Manager   Hans E. Hilleby, Manager

STATE OF WYOMING   )
                      : ss.
COUNTY OF SHERIDAN)

    This instrument was acknowledged before me on this 28th day of _December_ 2023, by **Martha I. Hilleby and Hans E. Hilleby in their representative capacities as the duly serving and authorized Managers of Morrison Ranch, LLC, a Wyoming close limited liability company**.

    WITNESS my hand and official seal.

Notary Public

My Commission Expires: _5-13-24_