

WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company, 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 CLINTON I. PICKREL and REBECCA S. PICKREL, Trustees, or their successors in trust, under the TRUST AGREEMENT OF CLINTON I. PICKREL dated February 10, 2006, GRANTEE, whose address is 470 Beaver Creek Rd., 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 3, Powder Horn, South Fork Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book P of Plats, Page 125.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record

WITNESS our hands this 2 day of May, 2024.

Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company

BY Homer R. Scott
Homer R. Scott
Member

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 2nd day of May, 2024 by Homer R. Scott, Member of Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28