

WARRANTY DEED

Peter Jeffery Special, Trustee of The Peter J. Special Living Trust, dated November 28, 2018, 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 Rapid Canyon Ranch LLC, a Wyoming limited liability company, 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 4, 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 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 09 day of April, 2024.

The Peter J. Special Living Trust, dated November 28, 2018

BY: Peter Jeffery Special
Peter Jeffery Special, Trustee

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 29 day of April, 2024 by Peter Jeffery Special, Trustee of The Peter J. Special Living Trust, dated November 28, 2018.

WITNESS my hand and official seal.

Tammy Erickson
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3-5-25

