

WARRANTY DEED

Cody S. Sinclair and Sarah H. Sinclair, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT to Cody S. Sinclair and Sarah Heuck Sinclair as Trustees of The Cody and Sarah Sinclair Trust, dated November 7, 2019, whose address is 1400 Pioneer Road, Sheridan, Wyoming 82801, and their successors in trust, hereinafter referred to as 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:

See **Exhibit A**, attached hereto and incorporated herein by reference;

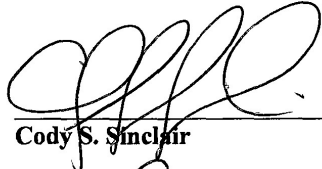
TOGETHER WITH all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

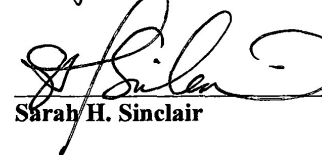
SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

The Grantees hold this property as Trustees of The Cody and Sarah Sinclair Trust, dated November 7, 2019. The Settlers of the Trust are Cody S. Sinclair, a/k/a Cody Scott Sinclair, and Sarah Heuck Sinclair, a/k/a Sarah Jo Sinclair, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust. Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2019) shall apply to this trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 20th day of FEBRUARY 2020.

GRANTORS:

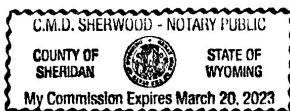

Cody S. Sinclair



Sarah H. Sinclair

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Cody S. Sinclair and Sarah H. Sinclair, husband and wife**, this 20th day of February 2020.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 3-20-2023



Exhibit A

Lot 10, Block 8, Residence Hill Addition to the Town, now City of Sheridan, Sheridan county, Wyoming; and

Also a tract of land described as follows, to-wit:

Beginning at the Northeast Corner of Lot 10 in Block 8 of Residence Hill Addition to the Town, now City of Sheridan, Sheridan County, Wyoming; thence North along the West line of Tschirgi Street a distance of 27 feet; thence due West and parallel with the North line of said Lot 10 in said Block 8 a distance of 125 feet to the East line of the North and South alleyway extending through Blocks 5 and 8 of said Addition; thence South along the East line of said alleyway a distance of 27 feet to the Northwest corner of said Lot 10 in said Block 8; thence East along the North line of said Lot 10 a distance of 125 feet to the place of beginning;