

## WARRANTY DEED

Sunrise Homes Const., LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEES, Gary Jay Ellis and Kathy Lynn Ellis, Trustees of the Ellis Family Revocable Trust under agreement dated December 14, 2021, whose address is 17 Freedom Lane, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**Lot 19, Freedom Ranch Subdivision, a subdivision in Sheridan County, Wyoming, as recorded March 23, 2022, Plat Drawer F, No. 31, Instrument No. 2022-777208.**

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 building and zoning regulations and city, state and county subdivision laws.

Dated this 13<sup>th</sup> day of March, 2025.

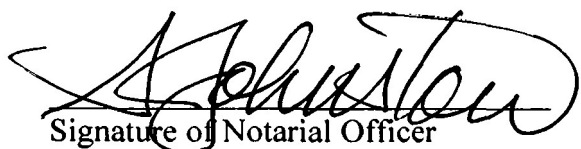
SUNRISE HOMES CONST., LLC

  
By: Jill Bates, Member

State of Wyoming     )  
                                  )ss  
County of Sheridan    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2025 by Jill Bates as Member of Sunrise Homes Const., LLC, a Wyoming limited liability company.

Witness my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires

**S. JOHNSTON**  
Notary Public - State of Wyoming  
Commission ID: 148748  
My Commission Expires Oct. 12, 2029

**NO. 2025-797898 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE  
SHERIDAN WY 82801