

## WARRANTY DEED

Gateway Partners, LLC, 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 Du West Construction LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 66 Big Horn, WY 82833 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:

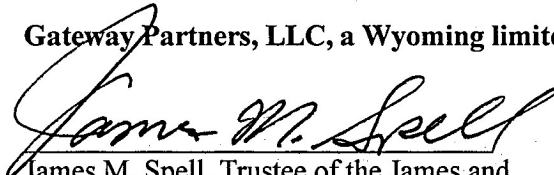
**Lot 23, of Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Plat Book S, Page 176.**

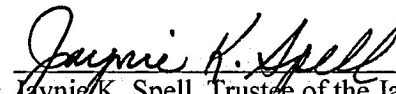
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 22 day of Apr, 1, 2025

Gateway Partners, LLC, a Wyoming limited liability company

  
James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member

  
Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member


STATE OF WYOMING )

)ss.

COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of Apr, 1, 2025 by James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-73-28

**NO. 2025-798738 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

BRIAN T. KINNISON  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 85029  
MY COMMISSION EXPIRES: 05/13/2028



## WARRANTY DEED

Gateway Partners, LLC, 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 Du West Construction, LLC, a Wyoming Limited Liability Company, GRANTEE, whose address is P.O. Box 66, Big Horn, WY 82833 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:

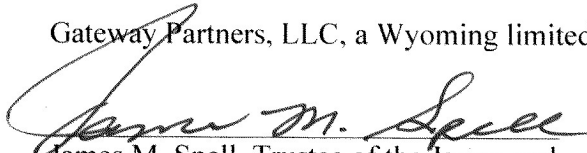
**Lot 53, of Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Plat Book S, Page 176.**

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

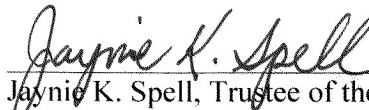
SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 22<sup>nd</sup> day of July, 2025

Gateway Partners, LLC, a Wyoming limited liability company



James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member



Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member

STATE OF WYOMING )

)ss.

COUNTY OF Sheridan )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of July, 2025 by James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

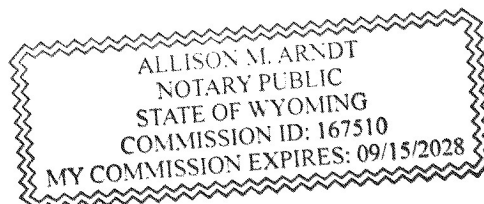
WITNESS my hand and official seal.



Signature of Notarial Officer

Title: Notary Public

My Commission expires: 9/15/28





**2025-800756** 7/22/2025 4:20 PM PAGE: 2 OF 2  
FEES: \$15.00 AD WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

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COUNTY OF Sheridan

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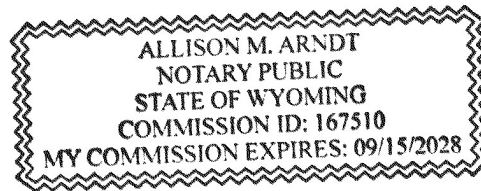
This instrument was acknowledged before me on the 22<sup>nd</sup> day of July, 2025 by Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

*Signature of Notarial Officer*

Title: Notary Public

My Commission expires: 9/15/28



**NO. 2025-800756 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

## WARRANTY DEED

Gateway Partners, LLC, 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 Du West Construction, LLC, a Wyoming Limited Liability Company, GRANTEE, whose address is P.O. Box 66, Big Horn, WY 82833 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 52, of Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Plat Book S, Page 176.**

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 28<sup>th</sup> day of July, 2025

Gateway Partners, LLC, a Wyoming limited liability company

James M. Spell  
James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member

Jaynie K. Spell  
Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member

STATE OF WYOMING )

)ss.

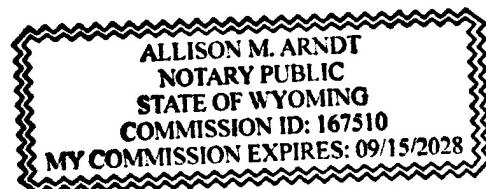
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 28<sup>th</sup> day of July, 2025 by James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Allison M. Arndt  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 9/15/28





**2025-801028** 7/31/2025 4:28 PM PAGE: 2 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

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COUNTY OF Sheridan

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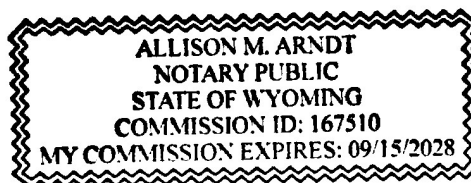
This instrument was acknowledged before me on the 28<sup>th</sup> day of July, 2025  
by Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21,  
2016, as amended and restated, Member of Gateway Partners, LLC, a Wyoming limited liability  
company.

WITNESS my hand and official seal.

*Signature of Notarial Officer*

Title: Notary Public

My Commission expires: 9/15/28



**NO. 2025-801028 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801