



WARRANTY DEED

Robbins Land LLC, a Wyoming close 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 Ian Wallace, a single person and Grace Cannon, a single person, together as joint tenants with rights of survivorship, GRANTEEES, whose address is 720 Park St, 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 1 of Hall Minor Subdivision. A subdivision in Sheridan County, Wyoming, filed in Drawer H of Plats, Plat #54, in the Office of the Sheridan County Clerk.

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 5 day of November, 2021.

Robbins Land LLC

[Signature]

BY: Amber Robbins

TITLE: member

STATE OF Wyoming)

COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 5th day of November, 2021 by Amber Robbins, Member of Robbins Land LLC.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer
 Title: Notary Public

My Commission expires: 5-13-22

