WARRANTY DEED

Ira Roadifer, who appears in title as 'Roadifer', and Peggy Lee Roadifer, Trustees of the Ira Roadifer and Peggy Lee Roadifer Living Trust dated January 25, 2012 (hereinafter known as "Grantor," whether one or more), for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and WARRANTS to **Chad Carvalho and Karen Carvalho, husband and wife, as tenants by the entirety,** whose address is _4157 US Hwy 14-16 E Clearmont, WY 82835_, (hereinafter known as the "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming:

> A tract of land situated in the NW1/4NW1/4 of Section 33, Township 55 North, Range 79 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:
>
> BEGINNING at the northwest corner of said NW1/4NW1/4 of Section 33 (BLM brass cap); thence N88°35'46"E, 480.08 feet along the north line of said NW1/4NW1/4 to a point, thence S00°29'23"E, 740.95 feet to a point; thence S82°46'12"W, 275.40 feet to a point; thence N63°23'55"W, 231.93 feet to a point lying on the west line of said NW1/4NW1/4; thence N00°29'37"W, 659.99 feet along said west line of the NW1/4NW1/4 to the POINT OF BEGINNING of said tract.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

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

WITNESS our hands this _15th_ day of _March_, 2024.

The Ira Roadifer and Peggy Lee Roadifer Living Trust dated January 25, 2012

By: _____
Ira Roadifer, Trustee

By: _____
Peggy Lee Roadifer, Trustee

State of Wyoming
County of Sheridan

This instrument was executed and acknowledged before me on _03|15_, 2024 by Ira Roadifer and Peggy Lee Roadifer, Trustees of the Ira Roadifer and Peggy Lee Roadifer Living Trust dated January 25, 2012.

_____
Signature of Notarial Officer

_Notary_____
Title (e.g. Notary Public)

My commission expires: _6-18-29_

Seal: _____

JRUSSELL
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 155014
MY COMMISSION EXPIRES: 06/18/2029