

## WARRANTY DEED

Donald J. Bathrick, Trustee of the Donald J Bathrick Living Trust dated August 19, 2014, and any amendments thereto, 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 Terrence Quinn, a single person and Kayla M. Sandoval, a single person, as joint tenants with rights of survivorship, GRANTEES, whose address is 1435 Oak Bow Drive Sheridan 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 11, Riverstone Park Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Book R of Plats, Page 48.**

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 18 day of June, 2025.

The Donald J Bathrick Living Trust dated August 19, 2014, and any amendments thereto

Donald J Bathrick trustee  
Donald J. Bathrick, Trustee

STATE OF Colorado )  
 )ss.  
COUNTY OF Jefferson )

This instrument was acknowledged before me on the 18 day of June, 2025 by Donald J. Bathrick, Trustee of The Donald J Bathrick Living Trust dated August 19, 2014, and any amendments thereto.

WITNESS my hand and official seal.

Lisa R Hulín  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-17-2027