



2025-800277 7/1/2025 9:14 AM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

**Russell P. Dexter, as Successor Trustee of the Dexter Family Trust dated February 21, 2002, GRANTOR**, of Campbell County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the **GRANTEE, WY Off Market Properties LLC, a Wyoming limited liability company**, whose address is \_\_\_\_\_, 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 18 and the West Five (5) feet of Lot 19, Block 11, South Park Addition to the City of Sheridan, Sheridan County, Wyoming.**

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.

WITNESS my hand this 6/27 day of June, 2025.

THE DEXTER FAMILY TRUST  
DATED FEBRUARY 21, 2002

By: Russell P. Dexter, Successor Trustee

State of Wyoming

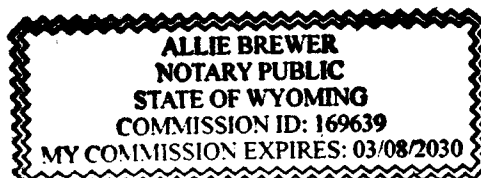
County of Sheridan

The foregoing instrument was acknowledged before me this 27th day of June, 2025, by Russell P. Dexter, as Successor Trustee of the Dexter Family Trust dated February 21, 2002.

Witness my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 03/08/2030



### NO. 2025-800277 WARRANTY DEED

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