

WARRANTY DEED

Ranch at Twin Buttes 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 Nathan W. Deines, a single person, GRANTEE, whose address is 1345 Avon 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 5th day of June, 2025.

Ranch at Twin Buttes LLC, a Wyoming limited liability company

Aaron Everitt
Aaron Everitt, Member

STATE OF Colorado)
)ss.
COUNTY OF Larimer)

This instrument was acknowledged before me on the 5th day of June, 2025 by Aaron Everitt, Member of Ranch at Twin Buttes LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Shannon N DeDecker
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 08/26/25

SHANNON N DEDECKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054033710
MY COMMISSION EXPIRES AUGUST 26, 2025



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Building J, Unit J-10 of the Twin Buttes Garage & Storage Condominium, as described and set forth on that Condominium Plat of Twin Buttes Garage & Storage, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on May 8, 2024 at Condominium Drawer 1, Page 50, and as set forth in that Declaration of the Twin Buttes Garage & Storage Condominiums recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on May 8, 2024, Document #2024-791859.

NO. 2025-799717 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801