

# WARRANTY DEED

Katrina L. Kraft, a single person, 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 Key B & B LLC, a Wyoming limited liability company, GRANTEE, whose address is

1047 N Main 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 3, Spicer Subdivision, a subdivision in Sheridan County, Wyoming, filed in Drawer S, Plat #89 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 15 day of Sept, 2025.

Katrina L. Kraft

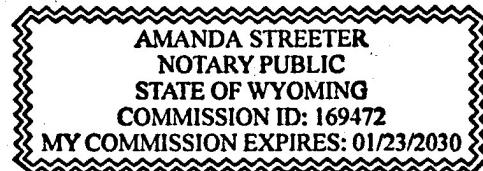
STATE OF Wyoming  
COUNTY OF Sheridan

This instrument was acknowledged before me on the 15<sup>th</sup> day of September, 2025  
by Katrina L. Kraft.

WITNESS my hand and official seal.

Amanda Straffer  
*Signature of Notarial Officer*  
Title: Notary Public

My Commission expires: 01/23/2020



**NO. 2025-802271 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801