

WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, **John E. Rice & Sons, Inc.**, a Wyoming corporation (referred to herein as "Grantor"), conveys and warrants to **EEE Land Company, LLC**, a Wyoming limited liability company, whose address is 34 Whisper Lane, Ranchester, WY 82839 (referred to herein as "Grantee"), the following described real property 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:

Lot 2, Block 2, Wrench Ranch Hills - Phase 1, City of Sheridan, Sheridan County, Wyoming, Book W, Page No. 64.

SUBJECT TO all real estate taxes for the present year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations 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, zoning, and subdivision regulations.

DATED this 24 day of SEPTEMBER, 2025.

**John E. Rice & Sons, Inc.**, a Wyoming corporation

By: [Signature]  
Title: TREASURER - JER

STATE OF Wyoming )  
COUNTY OF Albany )  
: ss.

The foregoing instrument was acknowledged before me this 24th day of September, 2025, by Troy Caserta, Treasurer of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

[Signature]  
Notary Public  
My commission expires: April 05, 2026

