

WARRANTY DEED

Hartland Enterprises, 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 Scott Gerber and Ayme Ahrens, husband and wife, as tenants by the entirety with the rights of survivorship, GRANTEEES, whose address is 820 S Thurmond 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 One (1) and Two (2) in Block Eleven (11) of Palmer's Addition to the Town, now
City of Sheridan, Sheridan County, Wyoming.**

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 26 day of July, 2023.

Hartland Enterprises, LLC, a Wyoming limited liability company

Don E. Hart

BY: Don E. Hart

TITLE: Managing Member

STATE OF WY)
COUNTY OF Sheridan)
ss.
)

This instrument was acknowledged before me on the 26 day of July, 2023 by
Don E. Hart, Managing Member of Hartland Enterprises, LLC, a Wyoming limited
liability company.

WITNESS my hand and official seal.

S. C.
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-73-20