

## WARRANTY DEED

FOR VALUE RECEIVED, the receipt of which is hereby acknowledged, John T. Sargent, Trustee of The Neltje Revocable Trust U/A dated May 10, 1994 (referred to herein as "Grantor"), conveys and warrants unto Seth N. Mullinax, a single person, whose address is 37 N 2nd street\* (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:

\* Big Horn, WY 82833

See Exhibit A, which is attached hereto and incorporate herein

TOGETHER WITH all improvements, privileges, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition.

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.

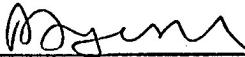
DATED this 19<sup>th</sup> day of August, 2024.

  
John T. Sargent, Trustee of The Neltje Revocable Trust  
U/A dated May 10, 1994

STATE OF NY )  
: ss.  
COUNTY OF Kings )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 2024, by John T. Sargent, Trustee of The Neltje Revocable Trust U/A dated May 10, 1994.

WITNESS my hand and official seal.

  
Notary Public  
My commission expires: 31 Dec 20

PIYUSH B. SONI  
Notary Public, State of New York  
No. 01SO6038647  
Qualified in Kings County  
Commission Expires March 20, 2026



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

### Exhibit A

**Lots 10, 12, 14, and 16 in Block 1 of the Town of Big Horn, in Sheridan County, Wyoming.  
AND**

**Those lands located in the Town of Big Horn, Sheridan County, Wyoming, as originally platted and  
thereafter vacated by the Board of County Commissioners, Sheridan County, Wyoming, subject to all  
easements and reservations of record, described as follows:**

**The West 55 feet of Jackson Street adjacent to Lots 10, 12, 14, and 16, Block 1, of the Town of Big Horn  
extending along the East side of said lots a distance of 115 feet South from the North line of said Lot 10;  
also**

**The North 15 feet of North Second Street adjacent to Lot 16, Block 1, of the Town of Big Horn extending  
along the South side of said Lot 16, a distance of 155 feet East, from the West line of said Lot 16.**

**NO. 2024-794058 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801