

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 unto **Gateway Partners, LLC, a Wyoming limited liability company**, whose address is 2 Saddle Crest Dr., Sheridan, WY 82801 (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:

Tract 1, Wrench Ranch Hills, Phase One, a subdivision in Sheridan County, Wyoming, as recorded in Book W of Plats, Page 64.

Tract 1, The Headquarters, a subdivision in Sheridan County, Wyoming, as recorded in Book H of Plats, Page 68.

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 3 day of March, 2023.

Grantor:

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

By: James J. Ellis
Title: V.P.

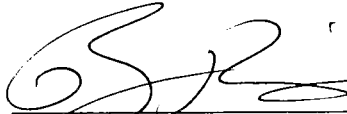


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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Wy)
COUNTY OF Sheridan : ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2023, by James L. Tellis, Vice President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.



Notary Public
My commission expires: 5-13-28

