

WARRANTY DEED

Gateway Partners, 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 Carlton Construction LLC, a Wyoming limited liability company, GRANTEE, whose address is P.O. Box 708 Big Horn, WY 82833 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:

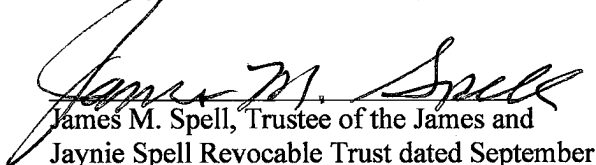
Lot 7, of Sheridan Hills Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Plat Book S, Page 176.

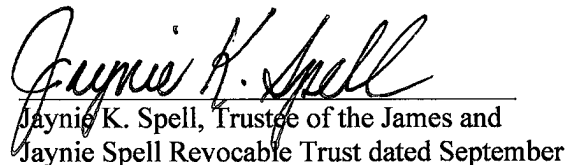
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

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 25th day of February, 2026

Gateway Partners, LLC, a Wyoming limited liability company


James M. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member


Jaynie K. Spell, Trustee of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 25th day of February, 2026 by James M. Spell and Jaynie K. Spell, Trustees of the James and Jaynie Spell Revocable Trust dated September 21, 2016, as amended and Restated, Member of Gateway Partners, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28

