

## WARRANTY DEED

BH Bobcat, LLC, A Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Kyle Dunham and Carla Dunham, husband and wife, as tenants by the entirety, GRANTEES, whose address is 1055 N. MAIN STREET, 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,

**Lot 6, Bobcat Estates, a subdivision in Sheridan County, Wyoming, as recorded in Book B of Plats, Page 80;**

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

*SUBJECT TO* all exceptions, reservations, rights-of-way, easements, covenants restrictions, including but not limited to the declaration of covenants and final plat of Bobcat Estates subdivision; and

*SUBJECT TO* all rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, including but not limited to the existing roadways and all irrigation pipelines, pumps and works servicing the subdivision all which may stay in their existing locations; and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 9 day of June, 2025.

BH Bobcat, LLC, by its authorized member



Member

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the 9 day of June, 2025, by \_\_\_\_\_, as authorized Member of BH Bobcat, LLC.

WITNESS my hand and official seal.

See attached  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

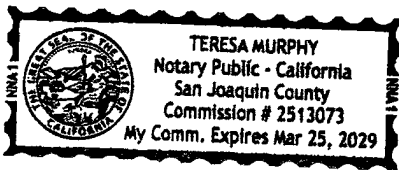
State of California

County of San Joaquin

On 6-9-2025 before me, Teresa Murphy, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Santos R. Zamora  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

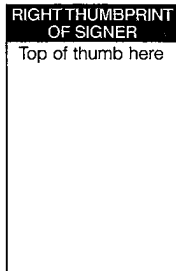
Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

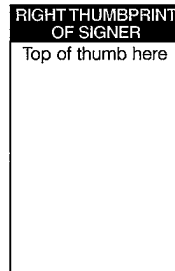
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_