

WARRANTY DEED

The Bluffs LLC, a Wyoming limited liability company and **The Ridge LLC**, a Wyoming limited liability company ("Grantors"), for valuable consideration, convey and warrant to **The Ridge LLC**, a Wyoming limited liability company, ("Grantee") whose address is 1198 Lower Prairie Dog Road, Sheridan, Wyoming 82801 the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:


All lands and lots contained in the Valley Park 3rd Addition, a subdivision to the City of Sheridan, Sheridan County, Wyoming, according to the plat recorded December 4, 2024, Instrument No. 2024-796040, as Plat No. V-24.

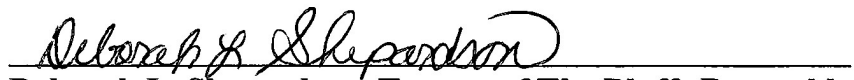
Together with all improvements situate thereon and all easements and appurtenances thereunto appertaining or belonging.

Subject to all real estate taxes for the year 2025, all exceptions, reservations, rights-of-way, easements, covenants, restrictions, 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 and zoning regulations and city, state and subdivision laws.

Dated this 7th day of May, 2025.

Grantor – The Bluffs LLC:

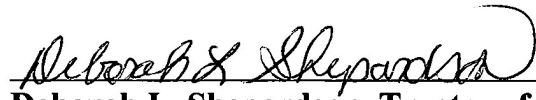

John A. Shepardson, Trustee of The Bluffs Revocable Trust, dated March 8, 2024, Member and Manager


Deborah L. Shepardson, Trustee of The Bluffs Revocable Trust, dated March 8, 2024, Member and Manager

Grantor – The Ridge LLC:



**John A. Shepardson, Trustee of The Bluffs Revocable
Trust, dated March 8, 2024, Member and Manager**

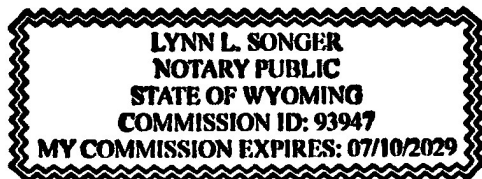



**Deborah L. Shepardson, Trustee of The Bluffs Revocable
Trust, dated March 8, 2024, Member and Manager**

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 7th day of May 2025, by **John A. Shepardson and Deborah L. Shepardson, Trustees of The Bluffs Revocable Trust, dated March 8, 2024, Members and Managers of The Bluffs LLC.**

Witness my hand and official seal.





Notary Public

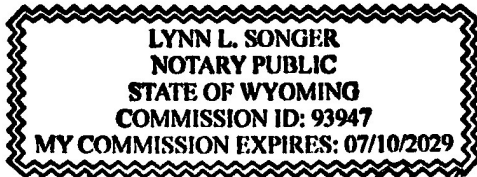
My commission expires: July 10, 2029.

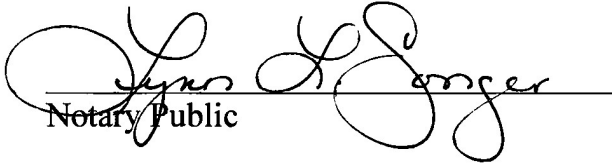


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Witness my hand and official seal.





Notary Public

My commission expires: July 10, 2029.