

When recorded, return to:
Sovereign State Title Company
Ref. Order No. SSTC-21-10224
P.O. Box 6768
Sheridan, WY 82801

WARRANTY DEED

Jason Spiller and Jessica Spiller, husband and wife, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to of **Donald K. Winkelmann and Kathy J. Winkelmann, Trustees of the Donald K. Winkelmann Family Revocable Trust, Dated June 24, 2008**, whose address is 1151 Emerson, Sheridan WY 82801 (hereinafter known as "Grantee," whether one or more) all right, title, and interest in and to the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

The South 21 feet of Lot 28, all of Lot 27 and the North 12 1/2 feet of Lot 26, all in Taylor's Subdivision of Block 2, Fifth Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 15th day of December, 2021.

Jason Spiller

Jessica Spiller

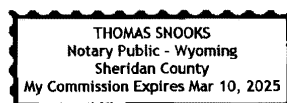
State of Wyoming
County of Sheridan

This instrument was executed and acknowledged before me on December 15, 2021 by Jason Spiller and Jessica Spiller.

Signature of Notarial Officer

Notary Public
Title (e.g. Notary Public)

Seal: _____



My commission expires: 03/10/2025

This Notarization was conducted using online audio/video technology.