

WARRANTY DEED

Mike F. Maestri, Trustee of the Mike F. Maestri Trust Agreement dated October 16, 1987, 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 Frank J. Maestri, II, Trustee of the MFM Maestri Legacy Trust, dated July 19, 2019, GRANTEE, whose address is 19 Valley Rd 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, more particularly described as follows:

The West 160 feet of Lot 1 of the Austin Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

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 19 day of December, 2022

The Mike F. Maestri Trust Agreement dated October 16, 1987

BY: [Signature]
Mike F. Maestri, Trustee

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 19th day of December, 2022 by Mike F. Maestri, Trustee of the Mike F. Maestri Trust Agreement dated October 16, 1987.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24

