

WARRANTY DEED

HOWARD W. SIPE, JR., a/k/a HOWARD W. SIPE, and EILEEN MUELLER-SIPE, a/k/a EILEEN G. MUELLER-SIPE, husband and wife, Grantors, of Sheridan County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEY AND WARRANT to **HOWARD W. SIPE and EILEEN G. MUELLER-SIPE, Trustees of the HOWARD W. SIPE and EILEEN G. MUELLER-SIPE JOINT REVOCABLE TRUST**, dated May 18, 2023, Grantees, whose address is 137 Wyoming Avenue, Sheridan, Wyoming 82801, all of their right, title and interest in the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lots 1, 2 and 3, Block 3 of South Park Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2015) shall apply to this trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

WITNESS OUR HANDS this 18th day of May, 2023.

Howard W. Sipe
HOWARD W. SIPE, JR.
Eileen G. Mueller-Sipe
EILEEN MUELLER-SIPE

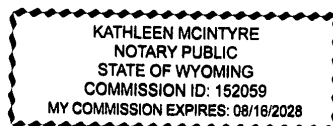
STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by **HOWARD W. SIPE, JR., and EILEEN MUELLER-SIPE** this 18th day of May, 2023.

Witness my hand and official seal.

Kathleen McIntyre
Notary Public

My Commission Expires: 8-16-28



NO. 2023-785657 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAVIS & CANNON LLP P O BOX 728
SHERIDAN WY 82801