

WARRANTY DEED

Katherine M. Schmitz (fka Katherine M. Berberick), a single person, 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 KMA, LLC, a Wyoming limited liability company, GRANTEE, whose address is 145 North Connor, Suite 4, Sheridan, Wyoming 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:

**Lot 23 and the Northwesterly 12½ feet of Lot 22, in Block 3 of Coffeen's
Second Addition to the 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 my/our hand(s) this 18 day of August, 2017.

Katherine M. Schmitz
Katherine M. Schmitz

STATE OF WYOMINT)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 18th day of August, 2017 by Katherine M. Schmitz.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-18

