

## WARRANTY DEED

Bender Lane LLC, a Wyoming limited liability company, 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 Hartland Enterprises, LLC, a Wyoming limited liability company, an undivided 73% interest and Scott ~~Garber~~ \*Gerber and Ayme Ahrens, husband and wife, as tenants by the entirety with rights of survivorship, an undivided 27% interest, GRANTEEES, whose address is PO BOX 95, Upton, WY 82730, 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:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 35, Township 56 North, Range 84 West of the 6th P.M., described as follows:

Beginning at a point which is South 27°27' East, 1494.5 feet from the West quarter corner of said Section 35; thence North 2°41' East 243 feet, more or less, to the center of the channel of Little Goose Creek; thence Easterly along the center of the channel of Little Goose Creek to a point which is also located in the center of the channel of Little Goose Creek and is directly North of a point which is 207.8 feet East of the point of beginning; thence North 45 feet; thence East 55 feet; thence South 0°11' West 297 feet; thence South 89°39' West 262.8 feet to the point of beginning.

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 2 day of April, 2021

Bender Lane LLC,  
a Wyoming limited liability company

By: Robert A. Kottiska  
Title: President

STATE OF Colorado  
COUNTY OF Douglas ss.

This instrument was acknowledged before me on the 2nd day of April, 2021, by Robert A. Kottiska, as President of Bender Lane LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 04-15-2024

ALONDRA SANDOVAL FRANCO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20204013812  
MY COMMISSION EXPIRES 04/15/2024