

**WARRANTY DEED**

FOR VALUE RECEIVED, Whitney Benefits, a Wyoming nonprofit corporation ("Grantor"), conveys and warrants to Precision Development Group, LLC, a Wyoming limited liability company, (Grantee) whose address is P.O. Box 602, Sheridan, WY 82801, Sheridan, WY 82801 the following described real property 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:

**Lots 23, 24, 25, 26, 27, 28 and 29, of Block 2 of Whitney Plaza of the City of Sheridan;**

Together with all fixtures situate thereon and appurtenances thereunto;

The above-described property is conveyed and accepted subject to all exceptions, reservations, rights of way, easements, liens, covenants, restrictions and rights of record and subject to any state of facts which would be disclosed by a physical inspection of the premises and subject to building and zoning regulations and city, county, and state subdivision laws.

DATED this 5<sup>th</sup> day of February, 2021.

Whitney Benefits

By: Roy Garbar  
President

STATE OF WYOMING )  
: ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February, 2021, by Roy Garbar, president of Whitney Benefits.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My commission expires: 5-13-22

