

WARRANTY DEED

Consolidated Realty, Inc., a Wyoming Corporation, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **51 Coffeen LLC, a Wyoming limited liability company**, whose address is PO Box 611, Big Horn WY 82833, the following described real estate, situate in Sheridan County and 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, 3, 4, 5, 6, 7 and the Northerly 10 feet of Lot 8, in Block 4, of the South Park Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

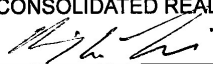
EXCEPTING that portion of said Lots conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded May 13, 1980 in Book 248 of Deeds, Page 446, in the Office of the Sheridan County Clerk.

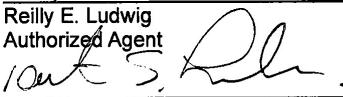
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand this 18th day of December, 2019.

CONSOLIDATED REALTY, INC.


Reilly E. Ludwig
Authorized Agent



Newton S. Ludwig
Authorized Agent

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Reilly E. Ludwig and Newton S. Ludwig, as Owners/Partners of Consolidated Realty, Inc., a Wyoming Corporation, this 18th day of December, 2019.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 6-18-23

