



2021-770983 7/26/2021 10:17 AM PAGE: 1 OF 2
FEES: \$15.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

3 Bell, 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, grant and convey to **JTS Investments, LLC, a Kansas limited liability company**, GRANTEE, whose address is 1444 N. St. Clair, Ste A, Wichita, KS 67213 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 2, Abney Subdivision, Sheridan County, Wyoming, pursuant to that certain Subdivision Plat recorded on July 10, 2001 in Book A of Plats, Page 24.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

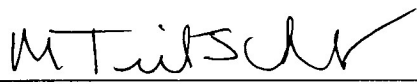
SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Grantor covenants that it will warrant and defend the premises hereby conveyed against the claim of every person whatsoever, claiming by, through or under the Grantor but not through prior owners.

WITNESS our hands this 23 day of July, 2021.

3 Bell, LLC, a Wyoming limited liability company

By: 
Warren Tritschler, Member

By: 
Marilyn Tritschler, Member

NO. 2021-770983 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SECURITY 1ST TITLE - COMMERCIAL DE 727 N. WACO AVE., SUI
WICHITA KS 67203




STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 23 day of July, 2021, by Warren Tritschler and Marilyn Tritschler , Members of 3 Bell, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires:




Signature of Notarial Officer
Title: Notary Public