

WARRANTY DEED

J2, Inc., a Wyoming corporation, 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 J2, Inc., a Wyoming corporation, GRANTEE, whose address is 1851 W MAIN SHERIDAN, WY 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:

See EXHIBIT "A" attached hereto;

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.

Statutory Exemption From Subdivision Requirements. GRANTORS and the GRANTEE claim statutory exemption from subdivision requirements with regard to this conveyance under W.S. § 18-5-303(a)(viii); because:

[1] This conveyance is not made for the purpose of evading the provisions of Title 18, Chapter 5, Article 3 of the Wyoming Statutes, which pertain to and regulate the subdivision of real property within counties that are situated in the State of Wyoming.

[2] This conveyance is made solely for the subdivision-exempt purpose of boundary line adjustments and the merger of two parcels as one, where the above-described real property which hereby is conveyed and herewith is delivered is located and situated adjacent to and hereby is merged with other land that the GRANTEES own, to wit as contained in Book 493 of Deeds, Page 671, Recorded March 3, 2008 now occupied by Outlaw Garages Condominiums Phase 1 and Phase 2, Outlaw Garages Condominiums, Phase III (corrective) and Outlaw Garages Condominiums, Phase 4.

WITNESS my/our hand(s) this 20 day of April 2021.

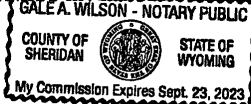
J2, Inc., a Wyoming corporation

David Sorenson
By: DAVID SORENSON
Title: PRESIDENT

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 20th day of APRIL, 2021, by DAVID SORENSON, as PRESIDENT of J2, Inc., a Wyoming corporation.

WITNESS my hand and official seal.



My Commission expires 9/23/23

Gale A. Wilson
Signature of Notarial Officer
Title: Notary Public

RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

April 19, 2021

J2, Inc., a Wyoming Corporation
Attn: Mr. Dave Sorensen
1851 North Main Street
Sheridan, Wyoming 82801

Re: Description of a 2.04 Acre Tract of Land to be Combined with the Tract of Land Occupied by Outlaw Garages Condominiums, Addressed as 1705 East Brundage Lane.

A tract of land situated in Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 25°56'28" E a distance of 986.66 feet from the Northwest Corner of said Section 1; thence S 89°12'52" E for a distance of 200.00 feet; thence N 0°47'08" E for a distance of 392.19 feet; thence N 61°56'22" W for a distance of 225.02 feet; thence S 0°47'08" W for a distance of 495.31 feet to the point of beginning.

Said tract of land contains 2.04 Acres.

NO. 2021-768346 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RANDALL ENGINEERING SURVEYS 722 MONTE VISA
SHERIDAN WY 82801