

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That:

F & M Property Holdings, 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, the receipt whereof is hereby acknowledged, does convey and warrant to **PHILIP NOBUYUKI TANAKA and BRANDIA RAE TANAKA**, husband and wife, whose address is 32262 Ridge View Circle, Polson, Montana 59860, Grantee, 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, to-wit:

The surface only of a tract of land situate in the SE1/4NW1/4 of Section 13, Township 57 North, Range 84 West of the 6th P.M., described as follows:

Beginning at a point which is S42°32'E, 3433 feet from the Northwest corner of said Section, and which beginning point is also in the West right-of-way line of Highway #192; thence N86°16'W, 457 feet to the center of Tongue River; thence S2°33'E, 100.5 feet up the center of Tongue River; thence S86°16'E, 496 feet to the center line of said Highway #192, thence N3°44'E, 100 feet, along the centerline of said Highway to a point, and thence N86°16'W, 50 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 records 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 hand and seal this 9th day of April, 2021.

F & M PROPERTY HOLDINGS, LLC

A Wyoming Limited Liability Company

By: Frank J. Mommsen - Manager

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing WARRANTY DEED was acknowledged before me this 9th day of April, 2021, by Frank J. Mommsen, Manager of F & M Property Holdings, LLC, a Wyoming Limited Liability Company.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 5-73-22

