

WARRANTY DEED

JW, 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, conveys and warrants to Ryan C. Wagner and Stephanie A. Wagner, husband and wife as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1128 Cross Creek Court, Sheridan, Wyoming 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:

Lot 14 of Cross Creek Estates Subdivision, a subdivision in Sheridan County, Wyoming as recorded November 1, 2005 in Drawer C, Plat #58;

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.

WITNESS my hand this 22nd day of Sept., 2011.

JW, LLC

June E Warren
June E. Warren, Member/Manager

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me by June E. Warren, Member/Manager of JW, LLC, a Wyoming limited liability company, on this 22nd day of Sept. 2011.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 5-13-14

