

WARRANTY DEED

Red Hen Enterprises, 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 Andi's Coffee and Bakery, LLC, a Wyoming limited liability company, GRANTEE, whose address is 7210 Broadway St. 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:

Lots 5 and 6, Block 34, Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

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/our hand(s) this 1 day of December, 2020

Red Hen Enterprises, LLC,
a Wyoming limited liability company

By: Joel Hendricksen
Title: Member

STATE OF Wy)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 1st day of December, 2020, by Joel Hendricksen, as member of Red Hen Enterprises, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-22

