

WARRANTY DEED

Little Wheel Management LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **J2J Management, LLC., a Wyoming limited liability company**, whose address is 1209 N. Gould St, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 10, Block 12, Sheridan Land Company's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 19 day of June, 2020.

Little Wheel Management LLC

Loretta J. Rotellini
By: Loretta J. Rotellini, Member

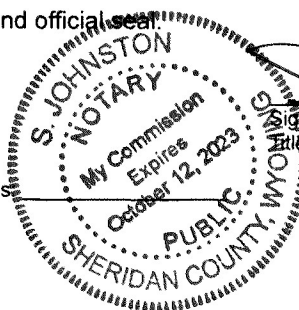
State of WYOMING

County of SHERIDAN

The foregoing instrument was acknowledged before me by Loretta J. Rotellini, as Member of Little Wheel Management LLC, a Wyoming limited liability company, this 19 day of June, 2020.

Witness my hand and official seal.

My Commission Expires



S. Johnston
Signature of Notarial Officer
Title: Notary Public

Little Wheel Management LLC

By: Diana J. Rotellini, Member

State of _____

County of _____

The foregoing instrument was acknowledged before me by Diana J. Rotellini, as Member of Little Wheel Management LLC, a Wyoming limited liability company, this _____ day of _____, 2020.

Witness my hand and official seal.

See attached
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

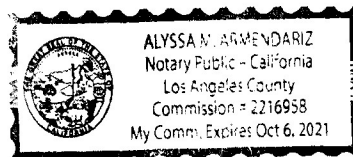
On June 17, 2020 before me, Alyssa M. Armendariz-Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Diana J. Rotellini
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Alyssa M. Armendariz
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 6/17/2020
Number of Pages: 2 Signer(s) Other Than Named Above: N/A
Additional Information: N/A

Little Wheel Management LLC
Felicia Rotellini
By: Felicia A. Rotellini
Felicia

State of Arizona
County of Maricopa

The foregoing instrument was acknowledged before me by Felicia A. Rotellini, as Member of Little Wheel Management LLC, a Wyoming limited liability company, this 16 day of June, 2020.

Witness my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 10/13/2023



Little Wheel Management LLC

Renee P. Meador
By: Renee P. Meador

State of WYOMING

County of SHERIDAN

The foregoing instrument was acknowledged before me by Renee P. Meador, as Member of Little Wheel Management LLC, a Wyoming limited liability company, this 19th day of June, 2020.

Witness my hand and official seal.

My Commission Expires: _____



S. Johnston
Signature of Notarial Officer
Title: Notary Public