

## 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 Larry D. Grooms and Vicki L. Grooms, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 646 Sumner 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:

Unit #103 of the Outlaw Garages Condominiums, Phase I, as described and set forth on that PLAT OF OUTLAW GARAGE CONDOMINIUMS, PHASE I, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008 at Condominium Drawer 1, Page 11, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Plat;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

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 8<sup>th</sup> day of MAY, 2013.

J2, Inc., a Wyoming corporation

David Sorensen  
David Sorensen, President

STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me by David Sorensen, President of J2, Inc., a Wyoming corporation, on the 8<sup>th</sup> day of May, 2013.

WITNESS my hand and official seal.

Brian T. Thompson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-14

