



## WARRANTY DEED

JW, LLC, now known as Olive Acres, LLC, GRANTOR, and as explained in the amendment to operating agreement attached hereto as Exhibit B, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to Grantee, **Olive Acres, LLC, a Wyoming limited liability company**, whose address is 4 Deer Haven Dr, 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:

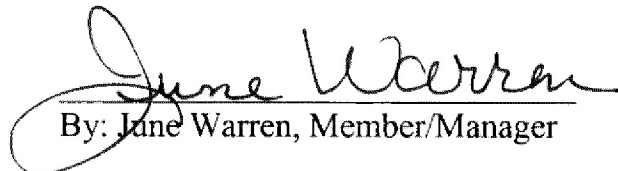
**See Exhibit A attached hereto**

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.

Dated this 3<sup>rd</sup> day of February, 2023.

**JW, LLC, now known as Olive Acres, LLC**

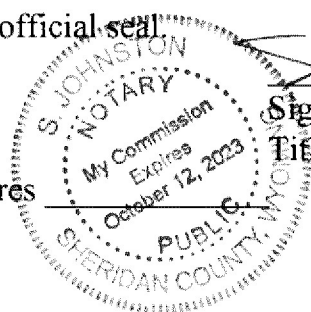
  
By: June Warren, Member/Manager


State of Wyoming     )  
                                  )ss  
County of Sheridan    )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2023 by June Warren as Member/Manager of JW, LLC, now known as Olive Acres, LLC.

Witness my hand and official seal

My Commission Expires



  
Signature of Notarial Officer  
Title: Notary Public

## **EXHIBIT A – LEGAL DESCRIPTION**

A survey of a tract of land in the NE1/4NE1/4 of Section 11 and the NW1/4NW1/4 of Section 12, Township 55 North, Range 84 West of the 6<sup>th</sup> Principal Meridian, more particularly described as follows:

Commencing at the Northwest corner of said section 12; thence S75°41'14"E for a distance of 1381.32 feet, to the POINT OF BEGINNING; thence S01°35'36"E for a distance of 1242.57 feet; thence S88°24'24"W for a distance of 1810.86 feet, to a point on the east right-of-way line of Interstate 90; thence along said east right-of-way along a non-tangent curve to the right with a central angle of 14°03'52", a radius of 5529.58 feet, an arc length of 1357.36 feet and a chord bearing N14°44'11"W for a distance of 1353.95 feet; thence leaving said right-of-way, S89°32'09"E for a distance of 2120.09 feet, to the POINT OF BEGINNING.

EXCEPTING therefrom that parcel of land conveyed by Warranty Deed recorded June 12, 2013 in Book 541 of Deeds, Page 125, as Instrument No. 2013-705354 in the records of the Sheridan County Clerk and Recorder, Sheridan County, Wyoming.

## Amendment to Operating Agreement of JW, LLC a Wyoming Close Limited Liability Company

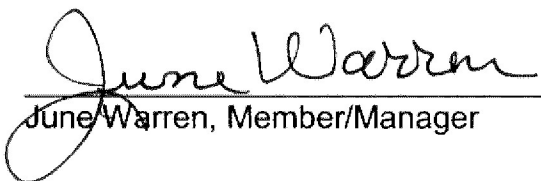
The name of the LLC is hereby changed from JW, LLC to Olive Acres, LLC. The reason for the change is that JW, LLC was administratively dissolved by the Wyoming Secretary of State. The organizers tried to refile the LLC under the same name, and the Secretary of State would not allow it because JW, LLC was too similar to a name already in existence. The LLC owns significant assets and the Member/ Manager did not intend to allow it to be dissolved.

As a result, the sole Member/ Manager of JW, LLC renames it to Olive Acres, LLC. New Articles of Organization will be filed with the Secretary of State to formalize this change and to specify that Olive Acres, LLC is also a Wyoming Close Limited Liability Company.

In addition, a new deed for the real estate owned by the LLC will be recorded under the new name for the LLC.

The registered agent for Olive Acres, LLC is Lisa Rice, whose new address is 344 Kilbourne St., Sheridan, WY 82801. All other aspects of the LLC and the Operating Agreement remain the same.

Dated this 30<sup>th</sup> day of November, 2022.

  
June Warren, Member/Manager

**NO. 2023-783874 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801

- EXHIBIT B -