

## WARRANTY DEED

WLM Enterprises, L.L.C., a Wyoming close limited liability company, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Charlie Properties LLC, a Washington Limited Liability Company, as to an undivided 60% interest, and Ian M. Black, a single person, as to an undivided 20% interest and KW Capital, Ltd., a Colorado limited liability company, as to an undivided 20% interest, together as tenants in common, GRANTEES, whose address is P.O. Box 747 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:

**The North One hundred fifty-five (155) feet of Tracts numbered 44, 45 and 46 of Brundage Place, a subdivision in Sheridan County, Wyoming.**

**AND**

**The South One hundred fifty-five (155) feet of Tracts numbered 44, 45 and 46 of Brundage Place, a subdivision in 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 our hands this 31<sup>st</sup> day of August, 2023.

WLM Enterprises, L.L.C., a Wyoming close limited liability company

BY: Randy J. Warnke  
Randy Warnke, Member

BY: Mike S. Morgareidge  
Mike S. Morgareidge, Member



STATE OF WY

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COUNTY OF Sherida

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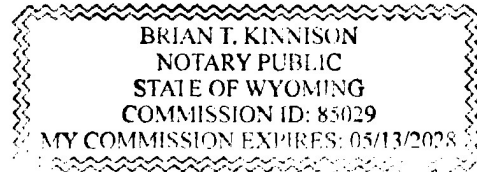
This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2023  
by Randy Warnke, Member of WLM Enterprises, L.L.C., a Wyoming close limited liability  
company.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-2028



STATE OF WY

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COUNTY OF Sherida

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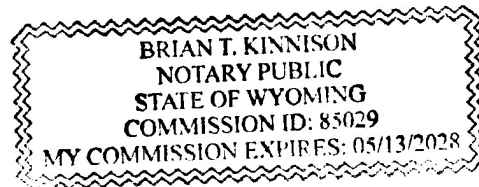
This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2023  
by Mike S. Morgareidge, Member of WLM Enterprises, L.L.C., a Wyoming close limited  
liability company.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-2028



**NO. 2023-787512 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801