

WARRANTY DEED

John E. Rice & Sons, 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 J2, Inc., a Wyoming corporation, GRANTEE, whose address is 1351 N Main Sheridan WY, 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 4, 5, 6 and 7, Block 2, Wrench Ranch Hills, Phase One. A subdivision in Sheridan County, Wyoming, as recorded in Book W of Plats, Page 64;

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 4 day of October 2017.

John E. Rice & Sons, Inc.,
a Wyoming corporation

By: Neltje
Title: President

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 4 day of October, 2017, by Neltje, as President of John E. Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Justin P. Stroup
Signature of Notarial Officer
Title: Notary Public

My Commission expires 4-10-18

