



WARRANTY DEED

Giorgis Properties, LLC, a Wyoming limited liability company, of 747 Burton St., Sheridan, Wyoming 82801 ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT unto **Yellowstone Track Systems, LLC**, a Wyoming limited liability company, of 1749 KROE Lane, Sheridan, Wyoming 82801 ("**Grantee**") the real property, improvements and fixtures situate at 1934, 1956 and 1978 Double Eagle Dr., Sheridan, Sheridan County, State of Wyoming, and more particularly described as:

Lots 7, 8 and 9 Double Eagle Tech Park. A subdivision in Sheridan County, Wyoming, filed as Plat D No. 18 in the Office of the Sheridan County Clerk.

TOGETHER WITH all improvements and fixtures situate thereon and all appurtenances thereunto appertaining or belonging; and,

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; and,

FULLY RELEASING AND WAIVING all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

By accepting delivery of this Deed, and consistent with the underlying purchase agreement, Grantee hereby expressly and fully waive and release Grantor from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to W.S. § 34-1-151 (LexisNexis 2021).



WITNESS my hand on this 4 day of ^{August}~~July~~, 2021. M.G

GRANTOR:

Giorgis Properties, LLC, a Wyoming limited liability company

Michael R. Giorgis
Michael R. Giorgis, Manager

STATE OF WYOMING)
)
COUNTY OF Sheridan)

The above instrument was executed and acknowledged before me this 4th day of August, 2021 by Michael R. Giorgis in his authorized capacity as the Manager of Giorgis Properties, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 5-13-22

