

WARRANTY DEED

FP Little Goose, LLC, a Wyoming Limited Liability Company, (hereinafter known as "Grantor," whether one or more) for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and WARRANTS to **Cottonwood Real Estate Group, LLC, a Wyoming Limited Liability Company**, whose address is **1055 North Main St. Sheridan, WY 82801**, (hereinafter known as "Grantee," whether one or more) the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lot 2 of Green Wing Minor Subdivision, a Re-subdivision of Tract 11A, Blue Wing Minor Subdivision, City of Sheridan, Wyoming, according to the official plat thereof recorded October 11, 2022 in Plat Book G, Page 24.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

SAID GRANTOR for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all liens and encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my hand this **4th** day of **April**, 2023.

FP Little Goose, LLC, a Wyoming Limited Liability Company

Mathew J Frisbie, Managing Member

By: Mathew J. Frisbie, as Managing Member of
Frisbie Properties, Managing Member of
FP Little Goose, LLC

STATE OF Texas)
)SS.
COUNTY OF Comal)

This instrument was executed and acknowledged before me on 04/04/2023, 2023, by Mathew J. Frisbie in his capacity as Managing Member of Frisbie Properties, LLC, Manager Member of FP Little Goose, LLC, a Wyoming limited liability company.

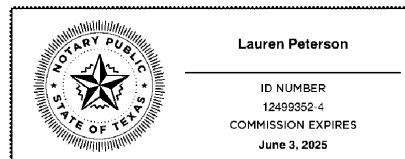
Lauren Peterson

Signature of Notarial Officer

Title: Notary Public, State of Texas

SEAL:

My commission expires: 06/03/2025



Notarized online using audio-video communication