

WARRANTY DEED

Progression Properties LLC, a Wyoming 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 Eckard Investments LLC, a Wyoming limited liability company, GRANTEE, whose address is 369 2nd West Plwy, Sheridan, WY 87801 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:

See Exhibit "A" attached hereto.

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 20 day of March, 2024.

Progression Properties LLC, a Wyoming limited liability company

BY: Jordan Aibel
Jordan Aibel, Member

STATE OF WY)
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 20th day of March, 2024 by Jordan Aibel, Member of Progression Properties LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

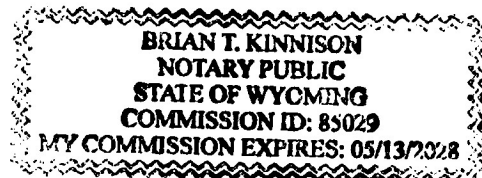


EXHIBIT A

A Tract of Land referred to as Tract "B" on the Boundary Line Adjustment recorded December 19th, 2023, in Drawer A, Plat No. 717 and being the East Half of Lots 1 and 2, Block 10, Downer's Addition, Sheridan County, Wyoming; being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 1; thence N 89°31'51" W along the South line of Lot 1 for a distance of 61.50 feet; thence N 0°37'53" W for a distance of 80.00 feet to a point on the North line of said Lot 2; thence S 89°31'51" E along the North line of Lot 2 for a distance of 61.50 feet to the Northeast corner of said Lot 2; thence S 0°37'53" E along the East line of Lot 2 and Lot 1 for a distance of 80.00 feet to the point of beginning.