

NOTICE OF AGREEMENT FOR WARRANTY DEED

NOTICE IS HEREBY GIVEN that an Agreement for Warranty Deed dated MAY 3RD, 2021, has been entered into by and between **FRANK J. MOMMSEN AND MARY B. MOMMSEN (also known as Mary Jean Bernice Mommsen)**, husband and wife; **MARY B. MOMMSEN**, individually; and **F & M PROPERTY HOLDINGS, LLC**, a Wyoming limited liability company, all of whom have the current address of 350 Ash Creek Road, Sheridan, Wyoming 82801, through the Closing date (herein collectively referred to as "Seller"), and **JOSEPH ONISICK**, a single person, whose address from and after the Closing date is 350 Ash Creek Road, Sheridan, Wyoming 82801 (herein referred to as "Buyer"), covering the following described property located in Sheridan County, State of Wyoming, with the mailing address of 350 Ash Creek Road, Sheridan, Wyoming 82801, consisting of approximately 120 acres of improved and unimproved land, being more particularly described as follows:

Parcel #1: The Northwest Quarter of the Northwest Quarter, Section 33 in Township 58 North of Range 84 west of the Sixth Principal Meridian, Wyoming.

Parcel #2: The Southwest Quarter of the Northwest Quarter, Section 33 in Township 58 North of Range 84 west of the Sixth Principal Meridian, Wyoming.

Parcel #3: The Northwest Quarter of the Southwest Quarter, Section 33 in Township 58 North of Range 84 west of the Sixth Principal Meridian, Wyoming.

Upon due performance by Buyer of all conditions and obligations to be performed by Buyer under the Agreement For Warranty Deed, Seller shall deliver to Buyer a Warranty Deed covering the above-described property. In the event that Buyer fails to keep and perform all of the obligations and conditions of the Agreement For Warranty Deed, Seller may declare the Agreement null and void, terminating the rights of the Buyer thereunder, at which time a Quitclaim Deed from the Buyer covering the above-described real property will be recorded in the land records of the Sheridan County Clerk by the Seller, and this Notice will have no further force and effect.

Tax notices regarding the above-described real property should be sent to the Buyer at the following address:

Joseph Onisick
350 Ash Creek Road
Sheridan, Wyoming 82801

DATED this 3rd day of May, 2021.

SELLER:

F & M PROPERTY HOLDINGS, LLC
A Wyoming Limited Liability Company

By: Frank J. Mommsen - Manager

Frank J. Mommsen

Mary B. Mommsen, a/k/a Mary Jean Bernice Mommsen

BUYER:

Joseph Onisick

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing NOTICE OF AGREEMENT FOR WARRANTY DEED was acknowledged before me this 3rd day of May, 2021, by Joseph Onisick.

WITNESS my hand and official seal.

My Commission Expires:



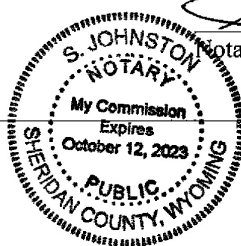
Notary Public

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing NOTICE OF AGREEMENT FOR WARRANTY DEED was acknowledged before me this 3rd day of May, 2021, by Frank J. Mommsen and Mary B. Mommsen, a/k/a Mary Jean Bernice Mommsen, as husband and wife, by Mary B. Mommsen in her individual capacity, and by Frank J. Mommsen as Manager of F & M Property Holdings, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission Expires:



Notary Public