



WARRANTY DEED

Skip's Auto Emporium, LLC, a Wyoming limited liability company, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to ROCO Investments, LLC, a Wyoming limited liability company, (herein referred to as "Grantee"), whose address is P. O. Box 6177, Sheridan WY 82801, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

Lot 4, Block 10, Atkinson's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Also, tract of land situated in the SE¼NE¼ of Section 22, T56N, R84W, of the 6th P.M. (formerly known as Lot 3, Block 10 of said Atkinson's Addition) described as follows:

Beginning at the Northeast corner of Lot 4, Block 10 of said Atkinson's Addition; thence North 100 feet, thence West 140 feet; thence South 100 feet; thence East 140 feet to the point of beginning.

Excepting therefrom that certain parcel of land as conveyed to the Transportation Commission of Wyoming as contained in Warranty Deed Recorded August 12, 2009 in Book 508, Page 235.

TOGETHER WITH all improvements located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record, including the lien of a Special Improvement District.

SUBJECT FURTHER to shortages in acreages, boundary problems and other matters which an accurate survey of the property would disclose.

Dated this 1st day of July, 2015.

Skip's Auto Emporium, LLC

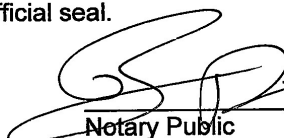
By:


 George D. Lenz, its Manager

STATE OF WYOMING)
 : ss.
 County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 1st day of July, 2015, by George D. Lenz, the Manager of Skip's Auto Emporium, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.


 Notary Public

My Commission expires: 5-13-18

