

WARRANTY DEED

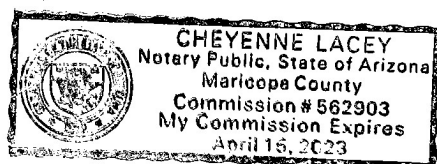
Little D LLC, a Montana limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to 2D Investment Group, LLC, a Montana limited liability company, GRANTEE, whose address is 10100 Jackson Creek Beaman 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 my/our hand(s) this 19 day of March, 2021



Little D LLC,
a Montana limited liability company

Alicia Ann Driscoll
By: Alicia Ann Driscoll
Title: member

STATE OF Arizona)
)ss.
COUNTY OF Maricopa)

This instrument was acknowledged before me on the 19 day of March, 2021, by Alicia Ann Driscoll, as member of Little D LLC, a Montana limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires

EXHIBIT 'A'

A portion of Lots 11 and 12 of Block 5 of Third Vale Avoca Place of the City of Sheridan, Wyoming, more particularly described as follows:

Beginning at a point which lies 9.8 feet North of and 19.7 feet East of the Southwest corner of Lot 11 of Block 5 of said Third Vale Avoca Place, thence North 20.1 feet, thence east 42.2 feet, thence South 20.1 feet, thence West 42.2 to the Point of Beginning.

Together with an undivided one third interest in the real property more particularly described as follows: Being Lots 11 and 12 of Block 5 of Third Vale Avoca Place of the City of Sheridan, Wyoming, EXCEPT those parcels described as follows: Beginning at a point which lies 8.5 feet, North of and 87 feet East of the Southwest corner of Lot 11 of Block 5 of said Third Vale Avoca Place, thence North 71.5 feet, thence West 63.0 feet, to the point of beginning

ALSO EXCEPTING the parcel described as follows: Beginning at a point which lies 9.8 feet North of and 19.7 feet East of the SW corner of Lot 11 of Block 5 of said Third Vale Avoca Place, thence North 60.3 feet and thence East 42.2 feet, thence South 60.3 feet, thence West 42.2 feet to the point of beginning.