

WARRANTY DEED

J2, Inc., a Wyoming close corporation, GRANTORS, 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 Dan Holwegner and Lenna Holwegner, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is 1851 Minutemen Ct.; Sheridan WY 82801 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 2 day of March, 2023.

J2, Inc., a Wyoming close corporation

BY: David Sorensen
David Sorensen, President

STATE OF Wy)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 2nd day of March, 2023 by David Sorensen, President of J2, Inc., a Wyoming close corporation.

WITNESS my hand and official seal.

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

My Commission expires: 5-13-28

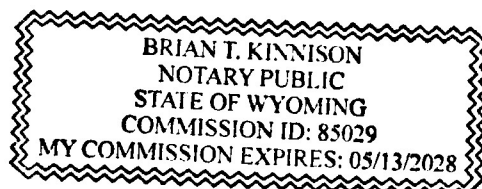


EXHIBIT A

Unit #1204 of the Outlaw Garages Condominiums, Phase 7, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 7, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on November 15th, 2022 at Condominium Drawer 1, Page 44, and as set forth in that EIGHTH AMENDED DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on February 23, 2023, on Document #2023-784132 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294 and Second Amendment to Bylaws of Outlaw Garages Condominiums recorded May 17, 2013 in Book 540, Page 594; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.