

WARRANTY DEED


J2 Inc., a Wyoming corporation, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, Hando's LLC, a Wyoming limited liability company, whose address is 2524 Heartland Drive, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Unit #409 of the Outlaw Garages Condominiums, Phase 2, as described and set forth on that PLAT OF OUTLAW GARAGE CONDOMINIUMS, PHASE 2, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on May 17, 2013 at Condominium Drawer 1, Page 19, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 AND 2nd Amendment to Declaration of Covenants Recorded: October 20, 2015, Book 556, Page 255 AND 3rd Amendment to Declaration of Covenants Recorded: November 9, 2016, Book 563, Page 261; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Plat.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 hand this 24th day of September, 2020.

J2 INC

By: David Sorensen, President

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by David Sorensen, as President of J2 Inc., a Wyoming corporation, this 24th day of September, 2020.

Witness my hand and official seal.




Signature of Notarial Officer
Title: Notary Public

My Commission Expires: