

WARRANTY DEED

James Bauder, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, **RMG, LLC, a Wyoming limited liability company**, whose address is PO Box 648, Story, WY 82842, 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:

The North 18.3 feet of Lot 19 and the South 11.7 feet of Lot 18, Block 1 Ridge Acres Estates Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 225.

AND

A tract of land situated in Lot 18, Ridge Acres Estates, City of Sheridan, State of Wyoming, more particularly described as follows:

Beginning at a point which is N. 64°47'50"E, a distance of 27.47 feet from the southwest corner of said Lot 18 to a point on the West wall of the residence at 1421 Ridgeway Avenue; thence N. 0°08'40"E, a distance of 0.8 feet along the West wall of said residence; thence S. 89°51'20"E, a distance of 36.2 feet, this line running through the common wall between the residences at 1423 Ridgeway Avenue and 1421 Ridgeway Avenue, to a point on the East wall of said residence; thence West a distance of 36.2 feet to the point of beginning.

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(s) this 8 day of June, 2023

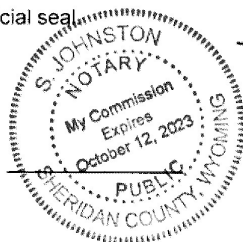
James Bauder

State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by James Bauder, this 8th day of June, 2023

Witness my hand and official seal



Signature of Notarial Officer
Title: Notary Public

My Commission Expires: