

WARRANTY DEED

Shoppes at Coffeen, LLC, a Wyoming limited liability company, with its principal office located in Sheridan County, Wyoming, GRANTOR, for valuable consideration in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND WARRANTS unto **RKY Investments, LLC, a Washington limited liability company [67.125%]** and **KPS Invests, LLC, a Washington limited liability company [32.875%]** both with their principal offices located in Pierce County, Washington, as tenants in common pursuant to those respective ownership percentages, GRANTEES, the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

Lots 1, 2, 3, and 4, Shoppes at Coffeen Addition to the City of Sheridan, according to the official plat filed August 15, 2007 in Book 5 at page 120, as Plat No. 583919, Sheridan County, Wyoming;

TOGETHER WITH all improvements, hereditaments, and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all real estate taxes for the year 2022 and any subsequent year, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, 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 all building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this ____ day of March 2023.

Shoppes at Coffeen, LLC

Shoppes at Coffeen, LLC

By: Martha I. Hilleby
Martha I. Hilleby, Manager

By: Hans E. Hilleby
Hans E. Hilleby, Manager

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

This instrument was executed and acknowledged before me on this 10th day of March 2023, by Martha I. Hilleby and Hans E. Hilleby in their respective and representative capacities as the duly serving and authorized Managers of the Shoppes at Coffeen, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison
Notary Public

My Commission Expires: 5-13-20

