

## QUITCLAIM DEED

J2, Inc., a Wyoming corporation, GRANTOR, 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 quitclaim to J2, Inc., a Wyoming corporation, GRANTEE, whose address is 1851 N Main, 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'

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 7 day of Jan., 2022.

J2, Inc., a Wyoming corporation

David Sorensen

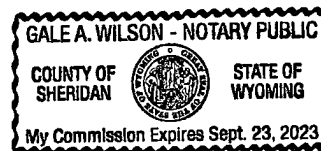
By: David Sorensen

Title: President

STATE OF WYOMING )

)SS.

COUNTY OF SHERIDAN )



This instrument was acknowledged before me on the 7<sup>th</sup> day of JANUARY, 2022 by DAVID SORENSEN, PRESIDENT of J2, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Gale A. Wilson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 9/23/2023

## EXHIBIT "A"

Description of a Tract of Land which will be the Resultant Parcel after the Conveyance to the Tract of Land Occupied by the Outlaw Garages Condominiums Parcel, after Completing a Boundary Line Adjustment. Addressed as 1739 East Brundage Lane.

A tract of land situated in Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 35°21'42" E a distance of 1,091.33 feet from the Northwest Corner of said Section 1; thence N 0°47'08" E for a distance of 392.19 feet; thence S 61°56'22" E for a distance of 485.07 feet; thence S 1°01'11" W for a distance of 459.84 feet; thence S 1°04'02" W for a distance of 274.99 feet; thence N 71°37'15" W for a distance of 90.84 feet; thence S 18°20'39" W for a distance of 79.90 feet to a point on the North Right-of-Way of U.S. Highway 14 (A.K.A. Brundage Lane); thence along said Highway Right-of-Way N 71°34'30" W for a distance of 436.31 feet; thence leaving said Highway Right-of-Way on a bearing of N 18°25'30" E for a distance of 3.11 feet to a point of curvature; thence through a tangent curve to the right having a Radius of 100.00 feet, an Arc Length of 124.92 feet, through a Central Angle of 71°34'30" with a Chord Bearing of N 54°12'45" E and a Chord Length of 116.96 feet; thence leaving said curve East for a distance of 3.71 feet; thence N 0°47'08" E for a distance of 408.73 feet to the point of beginning.

Said tract of land contains 8.47 Acres.

This instrument is recorded for the purpose of completing a boundary line adjustment in accordance with Wyoming law, and which does not have the effect of creating any new, separately owned parcel.