



2016-725266 2/29/2016 2:30 PM PAGE: 1 OF 3
BOOK: 558 PAGE: 409 FEES: \$18.00 MFP SPECIAL WARRANTY I
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

01172776

DCWI FOUR LLC, a Michigan limited liability company, GRANTOR, of Oakland County, State of Michigan, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **HEREBY SELLS AND CONVEYS** to **WAG SHERIDAN LLC, a Wyoming limited liability company**, GRANTEE, whose address is 3701 Sacramento Street, No. 445, San Francisco, California 94118, 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, to-wit:

Lot 1 of the JMK Subdivision, a Subdivision to the City of Sheridan, Sheridan County, Wyoming, as Recorded January 20, 2005 in Drawer J, Plat No. 9.

also known by street address and number as: 1766 Coffeen Ave., Sheridan, WY 82801

SUBJECT, however, to those matters shown on Exhibit A ("Permitted Exceptions") attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, their heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors and assigns, do covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of Grantee, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

[Signature and Notary Page Follows]



WITNESS, the hand of said grantor this 20th day of February, 2016.

GRANTOR:

DCWI FOUR LLC,
a Michigan limited liability company

By: DCWI Manager LLC, a Michigan limited
liability company, its Manager

By: [Signature]
Name: James H. Danto
Its: Manager

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 26 day of JAN., 2016, by James H. Danto, Manager of DCWI Manager LLC, a Michigan limited liability company, which is the sole manager of DCWI FOUR LLC, a Michigan limited liability company, on behalf of said company.

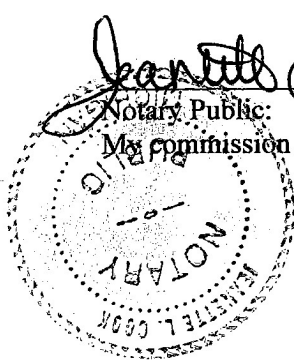
Witness my hand and official seal.

JEANETTE L. COOK

Notary Public, State of Michigan, County of Oakland
My Commission Expires July 15, 2018
Acting in the County of Oakland

[Signature]
Notary Public:

My commission expires _____



[Signature and Notary Page to Special Warranty Deed – Sheridan, Wyoming]



EXHIBIT A

Permitted Exceptions

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
2. Ownership or title to any mineral interest, and the effect on the surface of the exercise of the mineral rights.
3. **TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.**
4. Easement(s), including the terms and conditions thereof, as shown on the subdivision plat, recorded: January 20, 2005 in Book J of Plats, Page 9.
5. The following matters referenced and delineated on the Survey, completed by Ronald W. Prestfeldt, Registration No. 2615, dated January 15, 2016, and designated Job No. 2015-099
Location of: Fencelines, 7.5 Utility Easement, Sanitary Sewer Line, Storm Sewer Line, Underground Telephone and Electric Line Overhead Electric, Telephone and Television Line, Gas Line, Coffeen Avenue aka Wyoming State Highway 14, 87 and I-90 Business Loop.
6. Easement, including terms and conditions contained therein: Granted to: State Highway Commission of Wyoming For: Traffic Signal Recorded: December 6, 1984 Recording Information: Book 290, Page 44. Amendment of Right of Way Easement by instrument recorded November 29, 2005 in Book 469, Page 506 and Second Amendment to Right of Way recorded January 19, 2006 in Book 470, Page 708.
7. Easement Agreement including the conditions thereof: Between Sheridan Motor, Inc., a Wyoming corporation and Bencor/Sheridan Limited Partnership, a Wyoming limited partnership Recorded December 14, 2004, Book 459, Page 260.