



WARRANTY DEED

Phoenix Limited Partnership, a Wyoming limited partnership, 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 warrant to New Ponderosa, LLC, an Alaska Limited Liability Company, GRANTEE, whose address is 51 Coffee Ave, Ste 101-299 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:

Lot 6B, Skyview West Subdivision, Phase 1, City of Sheridan, Sheridan County, Wyoming, as recorded October 19, 2016, Book S of Plats, Page 151.

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 27 day of October, 2021.

Phoenix Limited Partnership

W.K. Love

BY: W.K. LOVE

TITLE: Managing Partner

STATE OF WY)

COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 27th day of October, 2021 by W.K. Love, Managing Partner of Phoenix Limited Partnership.

WITNESS my hand and official seal.

[Signature]
 Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-22



NO. 2021-773668 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801