

WARRANTY DEED

Railroad Properties LLC, a Wyoming limited liability company, 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 Avalanche Capital Group LLC, a Wyoming limited liability company, GRANTEE, whose address is 1375 Broadway St 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:

Lot A of Kerr Minor Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming as recorded in Plat Book K, Page 29.

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 26 day of June, 2024.

Railroad Properties LLC, a Wyoming limited liability company

[Signature]
James Kerr, Member

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 26th day of June, 2024 by James Kerr, Member of Railroad Properties LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Title: Notary Public

My Commission expires: 5-13-28

