

WARRANTY DEED

Jeremy Sage and Cassandra Sage, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to J3C Investments, LLC, a Wyoming limited liability company, GRANTEE, whose address is 24 Lower Hidaway Lane, PO Box 793 Big Horn, WY 82833, 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 8, Block 2, Poplar Grove P.U.D., Phase One, a subdivision in Sheridan County, Wyoming, as filed in Drawer P, Plat #82;

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 31 day of Dec, 2020.

Jeremy Sage
Jeremy Sage

Cassandra Sage
Cassandra Sage

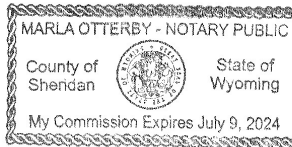
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 31 day of Dec, 2020 by Jeremy Sage.

WITNESS my hand and official seal.

Marla Otterby
Signature of Notarial Officer
Title: Notary Public

My Commission expires: July 9, 2024



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 31 day of Dec, 2020 by Cassandra Sage.

WITNESS my hand and official seal.

Marla Otterby
Signature of Notarial Officer
Title: Notary Public

My Commission expires: July 9, 2024

