

WARRANTY DEED

Progression 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 Karman L. Krein, a single person, GRANTEE, whose address is 1724 Dana Ave 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" attached hereto.

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 18 day of April, 2024.

Progression Properties LLC, a Wyoming limited liability company

BY: Jordan Aibel
Jordan Aibel
Member

STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 18 day of April, 2024 by Jordan Aibel, Member of Progression Properties LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 573-28

BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

A Tract of Land referred to as Tract "D" on the Boundary Line Adjustment recorded December 19th, 2023, in Drawer A, Plat No. 717 and being Lot 17, a portion of Lot 16 and a portion of the vacated alley adjacent thereto, all in Block 10, Downer's Addition, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the Southeast Corner of said Lot 17; thence N 89°31'51" W along the South line of Lot 17 and the Vacated Alley for a distance of 139.00 feet to the Southwest corner of the vacated alley; thence N 0°37'53" W along the West line of the vacated alley, also being the East line of Lot 1 and Lot 2, for a distance of 62.46 feet; thence S 89°31'51" E for a distance of 139.00 feet to a point on the East line of said Lot 16; thence S 0°37'53" E along the East line of Lot 16 and Lot 17 for a distance of 62.46 feet to the point of beginning.

NO. 2024-791468 WARRANTY DEED

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