

### Warranty Deed

For value received, Heights Development Corporation ("Grantor") conveys and warrants to Axis Property Group LLC ("Grantee") whose address is 2 Soldier Creek Road, Sheridan, WY 82801 the following described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

East 35 feet of Lots 9, 10 and 11 of Block 18 of the Original Town of Sheridan, Sheridan County, Wyoming

Together with all fixtures and improvements situate thereon.

Subject to all exceptions, reservations, rights of way, easements, covenants, and restrictions of record and subject to any state of facts that would be disclosed by an accurate survey or physical inspection of the property. This property is sold in an "AS IS, WHERE IS" physical condition.

Dated this 2 day of October, 2025

Heights Development Corporation

By: [Signature]  
Donald B. Roberts, president

STATE OF WYOMING           )  
  )  
COUNTY OF SHERIDAN       )

This Warranty Deed was signed before me this 2<sup>nd</sup> day of October, 2025 by Donald B. Roberts, President of Heights Development Corporation.

[Signature]  
Notary Public

My commission expires: 12/31/2030

