



2019-752578 9/12/2019 4:40 PM PAGE: 1 OF 1  
 BOOK: 583 PAGE: 152 FEES: \$12.00 PK WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

J2, Inc., a Wyoming corporation, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to: (a) Kenneth Edward Kukuchka and Janelle Marie Kukuchka, as Trustees of the Kenneth Edward and Janelle Marie Kukuchka Trust dated December 21, 2005, and (b) Nic Bateson and Kara Bateson, husband and wife as tenants by the entirety, GRANTEES, whose address is 408 Shadow Ridge Blvd 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:

**Unit #601 of the Outlaw Garages Condominiums, Phase III, as described and set forth on that Corrective MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 3, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on November 7, 2016 at Condominium Drawer 1, Page 26, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map;**

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 my hand this 12 day of Sept, 2019.

J2, Inc.,  
 a Wyoming corporation

David Sorenson  
 By: DAVID SORENSON  
 Title: President

STATE OF WYOMING     )  
   )ss.  
 COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 12 day of September, 2019, by David Sorenson, as President of J2, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

My Commission expires 4/10/22

Justin P. Stroup  
 Signature of Notarial Officer  
 Title: Notary Public