

WARRANTY DEED

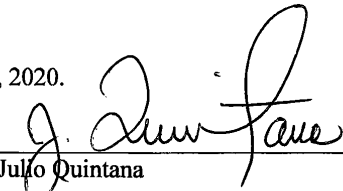
Julio Quintana, Grantor, whose mailing address is 22 Timm Place, Sheridan, Wyoming, 82801, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, convey and warrant to, **Q Properties LLC**, a Wyoming limited liability company, Grantee, whose mailing address is 22 Timm Place, Sheridan, WY 82801, all of the following real estate situate in County of Sheridan, State of Wyoming:

See attached "Exhibit A".

Together with all improvement thereon and all appurtenances thereto, subject to reservations, covenants, restrictions and rights-of-way of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

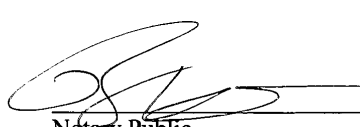
DATED this 24 day of February, 2020.


Julio Quintana

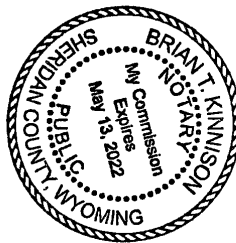
STATE OF WYOMING)
) : SS
COUNTY OF SHERIDAN)

The foregoing **Warranty Deed** was acknowledged before me this 24 day of February, 2020, by Julio Quintana.

WITNESS my hand and official seal.


Notary Public

Commission expires: 5-13-22





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

Exhibit A

The land referred to in this commitment is situated in the State of Wyoming, County of Sheridan, and is described as follows:

Lot 6, Block 1, East Park Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Except

That portion of Lot 6, Block 1 of East Park Addition to the City of Sheridan, Wyoming, being described by metes and bounds as follows:

Beginning at the east corner of said Lot 6; thence North 42°16'14.5" West, along the northeasterly boundary of said Lot 6 a distance of 18.09 feet to a point on a circular curve concave to the west, the radius of which is 537.96 feet and at which point a line tangent bears South 4°04'6.4" East, thence Southerly along said curve through a central angle of 2°30'36.6" a distance of 23.57 feet to a point on the southeasterly boundary of said Lot 6; thence North 47°20'36.4" East, along the southeasterly boundary of said Lot 6 a distance of 14.98 feet, more or less to the point of beginning.

AND

All that portion of Lot 7, Block 1 in the East Park Addition to the City of Sheridan, Wyoming, being described by metes and bounds as follows:

Beginning at the west corner of said Lot 7; thence North 47°20'36.5" East, along the northerly boundary of said Lot 7 a distance of 127.12 feet to a point on a circular curve concave to the west, the radius of which is 537.96 feet and at which point a line tangent to said curve bears South 1°33'30.52" East; thence southerly along said curve through a central angle of 3°38'10.00" a distance of 34.14 feet; thence South 47°20'36.5" East, a distance of 104.09 feet, more or less, to a point on the southwest boundary of said Lot 7; thence North 42°09'32" West, along the southwest boundary of said Lot 7; a distance of 25 feet to the point of beginning.



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FEES: \$15.00 DO WARRANTY DEED
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NO. 2020-756094 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
JULIO QUINTANA 22 TIMM DRIVE
SHERIDAN WY 82801