



WARRANTY DEED

Samuel Patrick Fletcher, a single person and George P. Fletcher, a married person dealing in his sole and separate property, GRANTORS, 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 J Walking Y, LLC, a Wyoming close limited liability company, GRANTEE, whose address is

738 Riverside St, Sheridan, Wyoming 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:

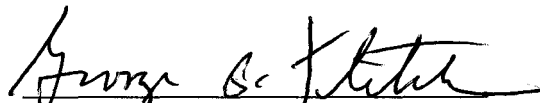
Lot 4 in Block 6, of the Amended Plat of Parts of Block 2, 3, 5, 6, 9, 10, 13, 14, 17 and 18 of Coffeen's Second Addition to the City of Sheridan, Sheridan County, Wyoming.

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 3rd day of November, 2021


 Samuel Patrick Fletcher



 George P. Fletcher

STATE OF WYOMING)

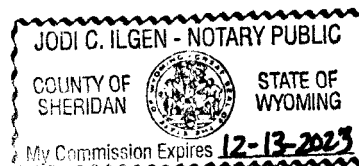
COUNTY OF Wyoming Sheridan)ss.

This instrument was acknowledged before me on the 3rd day of November, 2021 by Samuel Patrick Fletcher.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

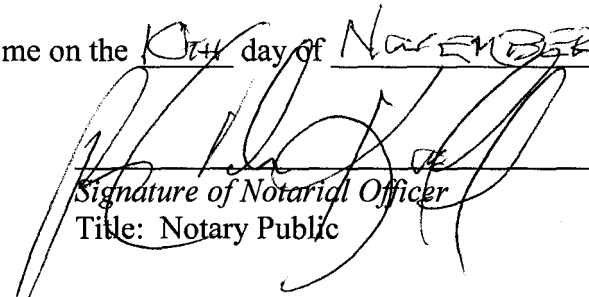
My Commission expires: 12-13-2023



FLORIDA
STATE OF ~~WYOMING~~)
COUNTY OF CHARLOTTE)ss.

This instrument was acknowledged before me on the 10th day of November, 2021
by George P. Fletcher.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 2-8-22

