



WARRANTY DEED

AIB, 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 Wyoming Downs OTB4, LLC, a Wyoming limited liability company, GRANTEE, whose address is 3611 S. Lindell Ste 201, Las Vegas NV 89103 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 1 of the ACRT Subdivision 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 25 day of October, 2023.

AIB, LLC, a Wyoming limited liability company

Alan Bennett

BY: Alan Bennett

TITLE: Manager

STATE OF WY)

COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 25th day of October, 2023 by Alan Bennett, Manager of AIB, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-2028

NO. 2023-788446 WARRANTY DEED

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

