

WARRANTY DEED

J WALKING Y, LLC, a Wyoming limited liability company, 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 Miles Benzal, a single person, GRANTEE, whose address is 136 S Main St. Apt 12 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:

Lot 5, Block 6 of the Amended Plat of Parts of Blocks 2, 3, 5, 6, 9, 10, 13, 14, 17 and 18 of Coffeen's Second Addition to the Town, now 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 my hand this 13 day of April, 2015.

J WALKING Y, LLC, a Wyoming
limited liability company

Samuel P. Fletcher
By: Samuel P. Fletcher
Title: Member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 13th day of April, 2015, by Samuel P. Fletcher, as Member of J WALKING Y, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-18

