

## WARRANTY DEED

Wilfred T. O'Gara and Melissa A. O'Gara, husband and wife, GRANTOR(S), of 10710 Bentley Pass Ln, Loveland, OH 45140-9365, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO JAS Wyoming, LLC, a Wyoming limited liability company, GRANTEE(S), whose address is 8001 Belair Road, Baltimore, MD 21236, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 3 of the Timbers at Granite Ridge, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on October 9, 2007 as Plat No. 1216.

PIDN: 22-42-17-24-1-12-003

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 21  
day of December, 2022.

Wilfred T. O'Gara  
Wilfred T. O'Gara  
Melissa A. O'Gara  
Melissa A. O'Gara

STATE OF OHIO )  
COUNTY OF Hamilton ) ss.

The foregoing instrument was acknowledged before me by Wilfred T. O'Gara and  
Melissa A. O'Gara this 21<sup>st</sup> day of December, 2022.

WITNESS my hand and official seal.

(SEAL)



**TIM NEWTON**  
**NOTARY PUBLIC**  
**STATE OF OHIO**  
**HAMILTON COUNTY**  
My Commission Expires 11/18/2025

[Signature]  
Signature of Notarial Officer  
UPS Store Notary  
Title and Rank  
My Commission Expires 11/18/2025