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BOOK: 577 PAGE: 585 FEES: \$12.00 MFP WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Bernard Investment Group, 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 Angela G. Richardson, a single person, GRANTEE, whose address is P.O. Box 816, Manchester, WY 82839, 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 Trails West Urban Development Planned Unit Development, a subdivision located in Sheridan County, Wyoming, as recorded May 24, 2016, Drawer T of Plats, Page 32;**

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/our hand(s) this 6<sup>th</sup> day of November, 2018.

Bernard Investment Group, LLC a  
Wyoming limited liability company

[Signature]  
By: Chris Bernard  
Title: Owner

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me on the 6 day of November, 2018, by Chris Bernard, as Owner of Bernard Investment Group, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 4/10/22

