

WARRANTY DEED

Bridgett L. Ruttinger, fka Bridgett Dunn, a married person who took title as a single person "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS, GRANTS, REMISES, RELEASES AND WARRANTS to *Samuel J. Barney and Alexis J. Barney, husband and wife* "GRANTEE", the following described real property ("Property"), situate within Sheridan County, State of Wyoming, more particularly described as follows:

Lot 16, Trails West Urban Development PUD, a subdivision in Sheridan County, Wyoming, as recorded May 24, 2016 in Drawer T, Plat No. 32.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

Following delivery of this Warranty Deed, Grantee shall be the owner in all of the fee interest in the subject property and all of the structures, improvements and fixtures situated on such land. Through this conveyance, the Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any. This conveyance is made subject to all easements, condition, covenants, restrictions, reservations, limitations and agreements of record, provided they are of record.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on the day and year below

Witness our hands this 1 day of June, 2022.

GRANTOR:

Bridgett L. Ruttinger

Bridgett L. Ruttinger, fka Bridgett Dunn, a married person who took title as a single person

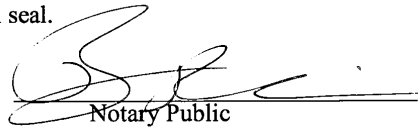


2022-778985 6/1/2022 4:15 PM PAGE: 2 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

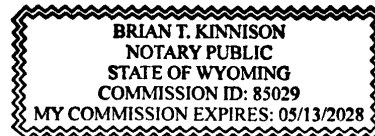
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing Warranty Deed was acknowledged before me this 1st day of June, 2022 by Bridgett L. Ruttinger, fka Bridgett Dunn, a married person who took title as a single person.

Witness my hand and official seal.


Notary Public

My Commission Expires: 5-13-28



NO. 2022-778985 WARRANTY DEED

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