



2017-736571 8/4/2017 4:22 PM PAGE: 1 OF 1
BOOK: 568 PAGE: 270 FEES: \$12.00 SM 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 Michael Denny, a single person, GRANTEE, whose address is 917 Illinois St, 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:

^{Urban}
Lot 18 of the Trails West Development PUD, a subdivision in Sheridan County, Wyoming, as recorded May 24, 2016, Drawer T, Plat No. 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 4th day of August, 2017.

Bernard Investment Group, LLC a
Wyoming limited liability company

By: Chris Bernard
Title: Managing Partner

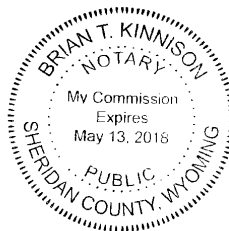
STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 4th day of August, 2017, by Chris Bernard, as Managing Member of Bernard Investment Group, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-18



NO. 2017-736571 WARRANTY DEED

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