



## SPECIAL WARRANTY DEED

Realty Management Group, LLC, a Colorado 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, bargains, sells and grants to Joshua A. Barker and Emily R. Barker, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 182 Ranchester 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 6 of Spirit Ridge Subdivision, a subdivision filed in Drawer S of Plats, No. 124 in the Office of the Sheridan County Clerk, Sheridan County, Wyoming;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto, all in their present condition;

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.

Grantor covenants with the Grantee that the Grantor has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now is imperiled, charged or encumbered, and that Grantor will warrant and defend the title to the premises against all persons lawfully claiming the same from, through or against Grantor.

WITNESS my hand this 29 day of May, 2014.

Realty Management Group, LLC

By: [Signature]  
Title: Officer of the Manager

STATE OF Colorado )  
COUNTY OF Denver )ss.

This instrument was acknowledged before me by John A. Fox as Officer of the Manager of Realty Management Group, LLC, a Colorado limited liability company, on the 29 day of May, 2014.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires

5/21/2017

