



2022-783132 12/15/2022 3:37 PM PAGE: 1 OF 2
 FEES: \$15.00 PK WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Susan M. Pettit, Sole Trustee of The Residuary Trust emanating from the Pettit Family Trust dated July 1, 1999, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to David Edeen, a married person as his sole and separate property, GRANTEE, whose address is

P.O. Box 786 Mt Horn WY. 82033 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 21, Block J, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.

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 our hands this 31st day of OCTOBER, 2022.

The Residuary Trust emanating from the Pettit Family Trust dated July 1, 1999

BY: Susan M Pettit, Sole Trustee
 Susan M. Pettit, Sole Trustee

STATE OF _____)

Iss.

COUNTY OF _____)

This instrument was acknowledged before me on the 31st day of October, 2022 by Susan M. Pettit, Sole Trustee of The Residuary Trust emanating from the Pettit Family Trust dated July 1, 1999.

WITNESS my hand and official seal.

 Signature of Notarial Officer

Title: Notary Public

My Commission expires: _____

ATTACHED



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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN DIEGO

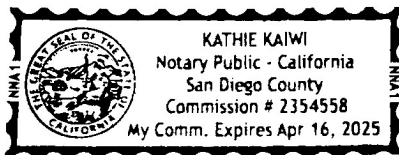
On 10.31.2022 before me, KATHIE KAIWI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared SUSAN M. PETTIT
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: SUSAN M. PETTIT

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☒ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: SELF

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____