



# WARRANTY DEED

SaddleCrest, LLC, a Wyoming close Limited Liability Company, 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 Russell Glenn Dueker and Sara Joyce Dueker, husband and wife, as tenants by entirety with rights of survivorship, GRANTEEES, whose address is 2901 Coyote Ridge Drive, Berthoud, CO 80513 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 7 of SaddleCrest Subdivision Corrected Plat, a subdivision in Sheridan County, Wyoming, Recorded: May 26, 2020 in Book S of Plats, Page #163.**

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 14<sup>th</sup> day of December, 2021.

SaddleCrest, LLC

James M. Spell

BY: James M. Spell

TITLE: Member

STATE OF WY )

COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 14<sup>th</sup> day of December, 2021 by James M. Spell, Member of SaddleCrest, LLC.

WITNESS my hand and official seal.

[Signature]  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 5-13-22

