

## WARRANTY DEED

307 Plumbing Co. LLC, a Wyoming 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 Christopher Rosellini and Diane Atwal, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1374 Stoneridge Dr, 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 35, Stoneridge Meadows Subdivision Phase II, a subdivision in Sheridan County, Wyoming as recorded August 13, 2020 Book S of Plats, Page 164.**

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 31 day of August, 2022.

307 Plumbing Co. LLC, a Wyoming Limited Liability Company

[Signature]

BY: Roger Tormanen

TITLE: member

STATE OF WY )  
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 31<sup>st</sup> day of August, 2022 by Roger Tormanen, member of 307 Plumbing Co. LLC, a Wyoming Limited Liability Company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-20

**NO. 2022-781281 WARRANTY DEED**

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

