

WARRANTY DEED

Sandra Bard, a single person, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to **Sandra A. Bard, Trustee of the Sandra A. Bard Revocable Trust, under agreement dated the 11th day of December, 2020**, Grantee, whose address is 7 Wishbone Way, Sheridan, Wyoming 82801, all of Grantor's interest in the real estate situate in County of Sheridan, State of Wyoming, described as follows:


Lot 35, Block BB, Powder Horn Ranch II Planned Unit Development, a subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk.

Together with all improvements thereon and all appurtenances thereto belonging;

Subject to all reservations, easements, covenants, and restrictions and rights-of-way of record, and subject to all discrepancies, conflicts in boundary lines, shortages in area and encroachments which a correct survey and inspection would disclose and which are not shown in the public records;

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

DATED this 11th day of December, 2020.

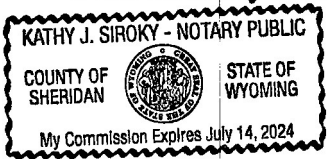


Sandra Bard

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing **Warranty Deed** was acknowledged before me this 11th day of December, 2020, by **Sandra Bard**, a single person.

WITNESS my hand and official seal.



Kathy J. Siroy

Notarial Officer

My commission expires: July 14, 2024

NO. 2020-764594 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
SHERIDAN WY 82801