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WARRANTY DEED

Bridgett L. Ruttinger, fka Bridgett Dunn, a married person who took title as a

single person "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand

paid, the receipt of which is hereby acknowledged, CONVEYS, GRANTS, REMISES,

RELEASES AND WARRANTS to Samuel J. Barney and Alexis J. Barney, husband

and wife "GRANTEE", the following described real property ("Property"), situate

within Sheridan County, State of Wyoming, more particularly described as follows:

Lot 16, Trails West Urban Development PUD, a subdivision in Sheridan County,

Wyoming, as recorded May 24, 2016 in Drawer T, Plat No. 32.

TOGETHER with all the tenements, hereditaments and appurtences belonging or

in any way appertaining to the Property.

Following delivery of this Warranty Deed, Grantee shall be the owner in all of the

fee interest in the subject property and all of the structures, improvements and fixtures

situated on such land. Through this conveyance, the Grantor releases and waives all

rights under and by virtue of the homestead exemption laws of the State of Wyoming, if

any. This conveyance is made subject to all easements, condition, covenants,

restrictions, reservations, limitations and agreements of record, provided they are of

record.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WINTESS WHEREOF, GRANTOR has executed this Warranty Deed on the

day and year below

Witness our hands this \\_\\_ day of \\_\_\_, 2022.

**GRANTOR:** 

Bridgett L. Rutinger, fka Bridgett Dunn, a married person who took title as a

single person

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STATE OF WYOMING ) ss. COUNTY OF SHERIDAN )

The foregoing Warranty Deed was acknowledged before me this 15 day of \_\_\_\_\_\_\_, 2022 by Bridgett L. Ruttinger, fka Bridgett Dunn, a married person who took title as a single person.

Witness my hand and official seal.

Notary Public

My Commission Expires:  $\int -(3-2)^{-1}$ 

BRIAN T. KINNISON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 85029
MY COMMISSION EXPIRES: 05/13/2028