



2022-780227 7/19/2022 4:05 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Robert Bernard and Beverly Bernard, Trustees of the Rob and Bev Bernard Trust dated July 14, 2003, GRANTORS, 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 Bernard Investment Group, LLC, a Wyoming limited liability company, GRANTEE, whose address is 1345 Broadway St. Sheridan WY 82801 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 16, Block 2, Sheltered Acres Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 2 of Plats, Page 43.

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 19th day of July, 2022.

The Rob and Bev Bernard Trust dated July 14, 2003

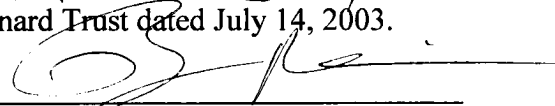
BY: [Signature]
Robert Bernard
Trustee

BY: [Signature]
Beverly Bernard
Trustee

STATE OF Wy)
COUNTY OF Sheridan)ss.
)

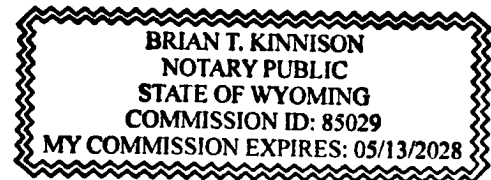
This instrument was acknowledged before me on the 19th day of July, 2022
by Robert Bernard, Trustee of The Rob and Bev Bernard Trust dated July 14, 2003.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

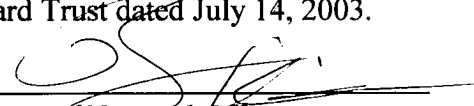
My Commission expires: 5-13-28

STATE OF Wy)
COUNTY OF Sheridan)ss.
)



This instrument was acknowledged before me on the 19th day of July, 2022
by Beverly Bernard, Trustee of The Rob and Bev Bernard Trust dated July 14, 2003.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-28

