

## WARRANTY DEED

Cove Court Manor, LLC, a Wyoming limited liability company fka Cove Court Manner, 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 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:

**Lots 1, 2, 3 and 4, Cove Court Manor I Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Book C, Page 105.**

**AND**

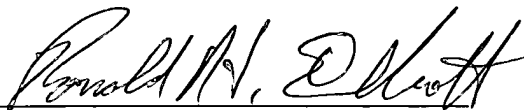
**Lots 5, 6 and 7, Cove Court Manor II Subdivision, a subdivision in the City of Sheridan, Sheridan County, Wyoming, as recorded in Book C, Page 106.**

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 May, 2024.

**Cove Court Manor, LLC, a Wyoming limited liability company fka Cove Court Manner, LLC a Wyoming limited liability company**

  
Ronald Elliot, President



**2024-791984** 5/15/2024 4:16 PM PAGE: 2 OF 2  
FEES: \$15.00 IH WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF Colorado

)

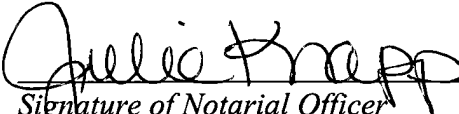
)ss.

COUNTY OF Larimer

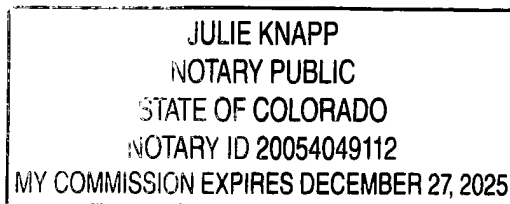
)

This instrument was acknowledged before me on the 14th day of May, 2024  
by Ronald Elliot, President of Cove Court Manor, LLC, a Wyoming limited liability company  
fka Cove Court Manner, LLC a Wyoming limited liability company.

WITNESS my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 12-27-2025



**NO. 2024-791984 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801