



## WARRANTY DEED

Bernard Investment Group, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to David W. Avery and Elaine D. Avery, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 640 Marion St. #1, 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 5, Brookfield Acres, a subdivision in Sheridan County, Wyoming, as Recorded April 19, 2019, Book B of Plats, Page 70;**

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 my/our hand(s) this 10 day of October, 2019.

Bernard Investment Group, LLC,  
a Wyoming limited liability company

By: Chris Bernard

Title: Owner/Member

STATE OF Wyoming)

)ss.

COUNTY OF Sheridan)

This instrument was acknowledged before me on the 10 day of October, 2019, by Owner/Member Chris Bernard, as Owner/Member of Bernard Investment Group, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires 4/10/22

