



2020-764250 11/30/2020 3:57 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Powder Horn Ranch-2, L.L.C., 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 Sheridan County Custom Homes, LLC, a Wyoming limited liability company, GRANTEE, whose address is 120 NEAR CREEK RD 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 64 and Lot 65, 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, 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 hand this 18<sup>th</sup> day of November, 2020

Powder Horn Ranch-2, L.L.C.,  
a Wyoming limited liability company

Homer Scott Jr.  
By: HOMER SCOTT JR.  
Title: GM

STATE OF WY)  
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 18<sup>th</sup> day of November, 2020, by Homer Scott Jr., as General Manager of Powder Horn Ranch-2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 5-13-22



**NO. 2020-764250 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801