

## WARRANTY DEED

**T. A. Hughes, Jr., a single person, GRANTOR, of** Sheridan  
County, State of Wyoming, for and in consideration of Ten (\$10.00) and more  
Dollars, in hand paid, receipt whereof is hereby acknowledged, does hereby  
CONVEY and WARRANT to the GRANTEES, **Kristopher M. Powers and  
Amber M. Powers, husband and wife, as tenants by the entirety**, whose  
address is POB 421, Ranchester, WY 82809, the  
following described real estate, situate in Sheridan County and State of Wyoming,  
hereby releasing and waiving all rights under and by virtue of the homestead  
exemption laws of the State, to-wit:

**All of the NE1/4 of the NW1/4 of Section 9, Township 57 North,  
Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming.**

**AND relinquishing all interest in the following described  
easement, as originally reserved in Warranty Deed recorded  
January 25, 2007 in Book 481 of Deeds, Pages 342 to 344.**

**A 50 foot by 25 foot access easement located in the NW1/4NW1/4,  
Section 9, Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan  
County, Wyoming and more particularly described as follows:**

**BEGINNING at the W1/16 corner of said Section 9; thence South  
00°14'15" East 25.00 feet to a point; thence South 89°45'31" West  
50.00 feet to a point; thence North 00°14'15" West 25.00 feet to a  
point on the North line of the tract on which this Easement is  
located; thence with said North line, North 89°45'31" East 50.00  
feet to the point of BEGINNING, having an area of 1,250.00  
square feet, 0.03 acres.**

Together with all improvements situate thereon and all appurtenances  
thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements,  
covenants, restrictions, and rights of record and subject to 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 25<sup>th</sup> day of June, 2013.

  
T. A. Hughes, Jr.



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BOOK: 542 PAGE: 179 FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

State of Wyoming )  
 )ss  
County of Sheridan

The foregoing instrument was acknowledged before me by T. A. Hughes,  
Jr., this 25th day of June, 2013.

Witness my hand and official seal.

Ami Rene Puuri  
Signature of Notarial Officer  
Notary Public  
My Commission Expires: \_\_\_\_\_

