

WARRANTY DEED

Terrence A. Hughes, Grantor, individually as a single person, for and in consideration of Ten Dollars (\$10.00), in hand paid, receipt and sufficiency whereof is hereby acknowledged, CONVEYS AND WARRANTS to Kristopher M. Powers and Amber M. Powers, a married couple as tenants by the entireties, 1050 North Sheridan Avenue, Sheridan, Wyoming 82801, the following described real property located in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Please see Exhibit "A" attached hereto.

TOGETHER with all improvements situate thereon.

SUBJECT TO all easements, covenants, reservations and restrictions of record.

Grantor hereby reserves an easement, legally described on attached Exhibit "B," to serve those lands retained by him and legally described on attached Exhibit "C." The purpose of the easement is for ingress and egress. Such easement burdens the lands conveyed herein.

WITNESS my hand this 19 day of January, 2007.

Terrence A. Hughes  
Terrence A. Hughes

STATE OF WYOMING

County of Sheridan

) ss.  
)

The foregoing instrument was acknowledged before me this 19 day of Jan, 2007, by Terrence A. Hughes.

WITNESS my hand and official seal.

Notary Public

My Commission expires: 1-9-09

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563651 WARRANTY DEED  
BOOK 481 PAGE 0342  
RECORDED 01/25/2007 AT 01:55 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

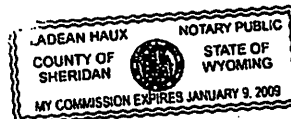


EXHIBIT A

40 Acre Tract

A tract of land located in the NW1/4NW1/4, Section 9 and the NE1/4NE1/4, Section 8, Township 57 North, Range 85 West, 6th 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 1325.02 Feet To A Point on the South line on of the N1/2NW1/4 Section 9; Thence with said South line South 89°45'45" West 1628.35 Feet To A Point on the Northeast Right Of Way of County Road 97 (Earley Creek Road); Thence with said Right Of Way North 36°55'50" West 149.97 Feet To A Point; Thence continuing with said Right Of Way North 41°48'14" West 135.84 Feet To A Point; Thence leaving said Right Of Way North 46°45'20" East 645.94 Feet To A Point on the West line of Said Section 9; Thence North 44°14'22" East 928.50 Feet To A Point on the North Line of said Section 9; Thence with said North line North 89°45'31" East 685.21 Feet To the point of BEGINNING, having an area of 1,742,400.00 Square Feet, 40.00 Acres

## EXHIBIT B

## Access Easement

A 50 Foot by 25 Foot access easement located in the NW1/4NW1/4, Section 9, Township 57 North, Range 85 West, 6th 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

EXHIBIT C

Original Tract Less 40 Acres

Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 4: SW1/4SW1/4

Section 5: SE1/4SE1/4

Section 9: N1/2NW1/4

Section 8: That portion of the NE1/4NE1/4 lying northeast of the center of Sheridan County Road No. 97 (Earley Creek Road) Excluding a 40 Acre tract described as follows;

A tract of land located in the NW1/4NW1/4, Section 9 and the NE1/4NE1/4, Section 8, Township 57 North, Range 85 West, 6th 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 1325.02 Feet To A Point on the South line on of the N1/2NW1/4 Section 9; Thence with said South line South 89°45'45" West 1628.35 Feet To A Point on the Northeast Right Of Way of County Road 97 (Earley Creek Road); Thence with said Right Of Way North 36°55'50" West 149.97 Feet To A Point; Thence continuing with said Right Of Way North 41°48'14" West 135.84 Feet To A Point; Thence leaving said Right Of Way North 46°45'20" East 645.94 Feet To A Point on the West line of Said Section 9; Thence North 44°14'22" East 928.50 Feet To A Point on the North Line of said Section 9; Thence with said North line North 89°45'31" East 685.21 Feet To the point of BEGINNING, having an area of 1,742,400.00 Square Feet, 40.00 Acres

**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 GRANTEEES, **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.

State of Wyoming )  
 )ss  
County of Sheridan

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

Witness my hand and official seal.

*Ami Rene Pueri*  
Signature of Notarial Officer  
Ami Rene Pueri, Notary Public  
My Commission Expires: May 17, 2015



QUIT CLAIM DEED


Arnold B. Tschirgi and Loretta J Tschirgi, grantors, in consideration of \$10.00 and other valuable considerations in hand paid, do hereby release and quit claim to Kristopher Powers and Amber Powers joint tenants with right of survivorship, grantees, the following described real estate situated in County of Sheridan, State of Wyoming:

All that portion of the SE1/4 NE1/4, Section 8, T. 57 N., R. 85 W of the 6th P.M. Wyoming lying north of County Road No. 97 (Earley Creek Road) which parcel contains 1 1/2 acres more or less together with all the estate, title interest, property, claim and demand whatsoever, in law as in equity, of the said grantors, in or to the above described premises and every part and parcel thereof, with the appurtenances, tenements and hereditaments thereunto belong. TO HAVE AND TO HOLD all and singular the above mentioned and described premises, together with the appurtenances, unto the said grantees and their successors and assigns FOREVER.

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this 15 day of November, 2019.

  
Arnold B. Tschirgi, Grantor

  
Loretta J. Tschirgi, Grantor

ACKNOWLEDGEMENT

STATE OF WYOMING       )  
                                  )ss.  
COUNTY OF SHERIDAN   )

The foregoing instrument was acknowledged before me by Arnold B. Tschirgi and Loretta J. Tschirgi this 15 day of November, 2019.

Witness my hand and official seal.

My commission expires: March 30, 2022

  
Notary Public

