



2020-764712 12/15/2020 4:18 PM PAGE: 1 OF 2  
 FEES: \$15.00 DO WARRANTY DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Automated Washdown Systems, 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 Powder River Timber Company LLC, a Wyoming limited liability company, GRANTEE, whose address is PO Box 4185 Gillette WY 82717, 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 3, Block H, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.**

**AND**

**A Tract of land located within Block H, Powder Horn Ranch P.U.D. Phase Two, Sheridan County, Wyoming, being more particularly described as follows:**

Beginning at the Southwest corner of Lot 4, said Block H, monumented with an aluminum cap; thence S82°30'53"E, 17.03 feet; thence S35°28'07"E, 28.35 feet; thence S69°58'18"E, 30.79 feet; thence N87°48'17"E, 24.46 feet; thence N88°20'44"E, 27.47 feet; thence S66°00'30"E, 65.94 feet to the East line of said Lot 4; thence N08°53'38"W, along the East line of said Lot 4 a distance of 152.40 feet to an aluminum cap; thence N15°59'55"E, 31.71 feet to an aluminum cap; thence S71°19'37"W, along the North line of said Lot 4 a distance of 161.18 feet to an aluminum cap; thence Southerly along the West line of said Lot 4, 68.89 feet along the arc of a 845.00 foot radius curve to the left, which chord bears S05°44'07"W, 68.87 feet to the Point of Beginning;

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 1 day of 12, 2020

Automated Washdown Systems, LLC,  
 a Wyoming limited liability company

Doug Connely  
 By: Doug Connely  
 Title: Owner

STATE OF \_\_\_\_\_ )  
 )ss.  
 COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Doug Connely, as \_\_\_\_\_ of Automated Washdown Systems, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

*Please see attached*  
*12/01/2020*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Shasta )

On Dec. 1<sup>st</sup> 2020 before me, K. Bitnell, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Douglas Connely aka Doug Connely-  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature K. Bitnell  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_