

**WARRANTY DEED**

Scott T. Morey, successor and sole Trustee of the Paul T. and Janis M. Morey Trust, Trust A, under agreement dated January 27, 1992, as amended on May 19, 1997, Grantor, for and in consideration of \$10.00 and other good and valuable consideration, hereby conveys and warrants to **Gerald E. Epperly and Linda A. Epperly**, husband and wife, tenants by the entireties, Grantees, whose address is 83 Powder Horn Road, Sheridan, Wyoming 82801, the following described real property situate in Sheridan County, Wyoming, to wit:

**Lot 2, Block H, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.**

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantees, in fee simple, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignment, deeds, and other conveyances or transfers of record of all or any part of the mineral estate and all assessments ad valorem property taxes levied or imposed upon the subject property from and after the date hereof.

WITNESS my hand this 8 day of August, 2018.

**Scott T. Morey, successor and sole Trustee of the Paul T. and Janis M. Morey Trust, Trust A, under agreement dated January 27, 1992, as amended on May 19, 1997**

By: Virgil G. Kinnaird  
Virgil G. Kinnaird, under Limited General Power of Attorney dated July 19, 2018, recorded July 20, 2018 in the office of the County Clerk, Sheridan County, Wyoming at Book 47, page 331.

STATE OF WYOMING     )  
  ) ss  
County of Sheridan     )

Virgil G. Kinnaird acknowledged signing the foregoing instrument for Scott T. Morey, successor and sole Trustee of the Paul T. and Janis M. Morey Trust, Trust A, under agreement dated January 27, 1992, as amended on May 19, 1997 by Limited General Power of Attorney dated July 19, 2018 and recorded July 20, 2018, in the office of the County Clerk, at Book 47, page 331, Sheridan County, Wyoming before me dated this 8 day of August, 2018.

WITNESS my hand and official seal.



Donna Shreeve  
Notary Public

My Commission Expires: 2-23-2022