



CERTIFICATE OF PARTIAL VACATION OF PLAT

WHEREAS, Todd Jamison Ballantyne, Trustee of the TJ Ballantyne Living Trust dated April 12, 2010, and any amendments thereto, (herein the "Owner"), is the sole record owner of the following described real property, to wit:

A tract of land being Powderhorn Ranch Minor No. 32 subdivision, Lots 7, 8 and 9, The Grove At the Powder Horn, Sheridan County, Wyoming as more particularly described on that Plat recorded on _____ in _____ (herein the "Property");

WHEREAS, Owner desires to partially vacate said Property as shown on the Plat, and desires that the said Plat be partially vacated, as to the Property only, in accord with the fully-executed plat filed contemporaneously herewith at the office of the Sheridan County Clerk for the sole purpose of re-platting said Property as the **POWDER HORN RANCH MINOR NO. 32**, which said re-plat is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, there are no other lots, tracts or parcels that have access to a public highway through the Tract, whether by easement for right of way or otherwise which would be adversely affected by the re-plat of said Tract;

THEREFORE, the undersigned, being the sole record owner and proprietor of the foregoing described lands, in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby vacate and declare vacated the foregoing described lands as to the legal description thereof. The undersigned further declare that the plat above described, is hereby partially vacated and of no further force and effect. The undersigned acknowledge that easements for existing utilities and State and County roads that may be within the boundaries of the vacated lands are reserved for continued use.

THEREFORE, Owners hereby vacate that portion of the Property described above and the dedication of the Property is hereby revoked and terminated in accordance with the approval and consent of the County Commissioners of Sheridan County, Wyoming. Owners, by these presents, do make the above partial vacation for it and for its successors and assigns, and for all future owners of said Property, as the same shall be re-platted as **THE POWDER HORN RANCH MINOR NO. 32**.

Dated this 14th day of December, 2015.


Todd Jamison Ballantyne, Trustee
of the TJ Ballantyne Living Trust dated April 12, 2010

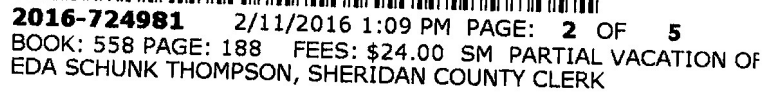
STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the _____ day of _____, 2015, by Todd Jamison Ballantyne, Trustee of the TJ Ballantyne Living Trust dated April 12, 2010.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public


See acknowledgement attached (California)



CIVIL CODE § 1189

State of California)
County of Riverside)
On 12/14/15 before me, Melinda R Lee
Date Here Insert Name and Title of the Officer
personally appeared Todd Jamison Ballentyne
Name(s) of Signer(s)

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

 **MELINDA R. LEE**
Commission # 2115540
Notary Public - California
Riverside County
My Comm. Expires Jun 14, 2019

Signature Melinda R. Lee
Signature of Notary Public

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.

Title or Type of Document: Cert. of Partial Vacation Document Date: 12/14/15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

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: _____



2016-724981 2/11/2016 1:09 PM PAGE: 3 OF 5
BOOK: 558 PAGE: 189 FEES: \$24.00 SM PARTIAL VACATION OF
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CONSENT OF OWNER'S LENDER OF RECORD
First Interstate Bank

By: Donna L. Hoover
Title: VP

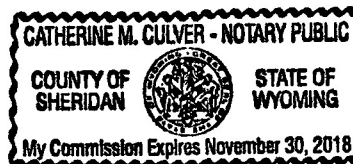
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Donna L. Hoover, as VP for
First Interstate Bank, on the 16th day of November, 2015.

WITNESS my hand and official seal.

Catherine M. Culver
Signature of Notarial Officer
Title: Notary Public

My Commission expires 11-30-2018





2016-724981 2/11/2016 1:09 PM PAGE: 4 OF 5
BOOK: 558 PAGE: 190 FEES: \$24.00 SM PARTIAL VACATION OF
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CONSENT OF OWNER'S LENDER OF RECORD
MERS

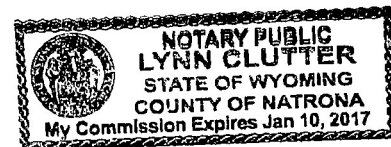
Tamara Kraft
By: Tamara Kraft
Title: ASST. Secretary

STATE OF WYOMING)
 Natrona)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Tamara Kraft, as Asst Secretary for MERS
Mortgage Electronics, on the 16 day of November, 2015.
Registrations Systems
WITNESS my hand and official seal.

Lynn Clutter
Signature of Notarial Officer
Title: Notary Public

My Commission expires 1-10-17





2016-724981 2/11/2016 1:09 PM PAGE: 5 OF 5
BOOK: 558 PAGE: 191 FEES: \$24.00 SM PARTIAL VACATION OF
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THE FOREGOING PARTIAL VACATION OF PLAT is hereby approved by the undersigned
Chairman of the County of Sheridan, Wyoming, this 2nd day of February 2017.

COUNTY OF SHERIDAN

Bob Rolston

By: Bob Rolston

Title: Chairman

Attest:

Eda Schunk Thompson
Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Bob Rolston, as Chairman for the
County of Sheridan, on the 9 day of February, 2017.
KA

WITNESS my hand and official seal.

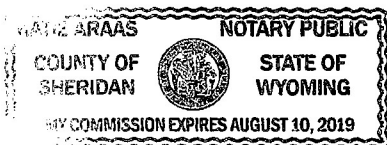
Katie Araas

Signature of Notarial Officer

Title: Notary Public

My Commission expires

08/10/2019



NO. 2016-724981 PARTIAL VACATION OF PLAT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
ENVIRONMENTAL & CIVIL SOLUTION LLC 371 COFFEEN
SHERIDAN WY 82801