

When recorded, return to:  
Sovereign State Title Company  
Ref. Order No. SSTC-21-10123  
P.O. Box 6768  
Sheridan, WY 82801



2021-771933 8/26/2021 11:30 AM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### GENERAL WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS that for, and in consideration of, the sum of \$10.00 and other good and valuable consideration paid to Martin J. Stuart, Trustee of Martin Stuart Revocable, (hereinafter known as the "Grantor," whether one or more), Grantor hereby conveys and warrants to Robert J. Chapman and Vicki L. Macy, husband and wife, as joint tenants, whose address is 4462 Highway 32, Ashton, ID 83420, (hereinafter known as the "Grantee," whether one or more) all right, title, interest in and to the following described real estate, situated in Sheridan County, Wyoming:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A," ATTACHED HERETO

**TOGETHER WITH** all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

**SUBJECT TO** all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any facts that would be disclosed by an accurate survey or physical inspection of the premises, and also subject to building and zoning regulations, as well as city, state, and county subdivision laws and ordinances.

**SAID GRANTOR** for, and on behalf of, its heirs, successors, executors, and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as may have been provided for herein, and except for taxes due for the current and subsequent years; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

WITNESS my/our hand(s) this 13th day of August, 2021.

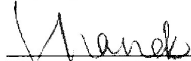
Martin Stuart Revocable

By: 

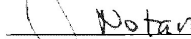
Martin J. Stuart, Trustee

State of Wyoming  
County of Sheridan

This instrument was executed and acknowledged before me on August 13, 2021 by Martin J. Stuart, Trustee of Martin Stuart Revocable as (type of authority, e.g., officer, trustee, etc.) of (name of party on behalf of whom instrument was executed).



Signature of Notarial Officer



Title (e.g. Notary Public)

Seal: 

My commission expires: 6-18-23

**EXHIBIT A**

Lot 14 of the Grove at the Powder Horn. A subdivision in Sheridan County, Wyoming filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk

AND

A tract of land in the SE NW of Section 4, Township 54 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows: Beginning at a point located S46°58'06"E, 2,869.17 feet from the Northwest corner of said Section 4, said point also being the northwesterly corner of Lot 14 of The Grove at the Powder Horn Subdivision; thence along the westerly line of said Lot 4, S21°57'49"W, 71.85 feet; thence leaving said westerly line, N76°47'17"W, 144.95 feet; thence N35°02'18"E, 40.10 feet; thence N89°43'59"E, 144.97 feet to the point of beginning (purported to contain 7,518.7 square feet or 0.17 acres, more or less).