



## WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., a Wyoming Limited Liability Company, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Luke B. Willett and Morgan P. Hendrickson, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is 152 W. Colorado St. Sheridan, WY 82801 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 46, Block BB, Powder Horn Ranch II Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk.**

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 our hands this 14<sup>th</sup> day of July, 2021.

Powder Horn Ranch - 2, L.L.C.

BY: Homer Scott, Jr.

TITLE: General Manager

STATE OF WYOMING )

COUNTY OF Sheridan )

)ss.

This instrument was acknowledged before me on the 14<sup>th</sup> day of July, 2021 by Homer Scott, Jr., General Manager of Powder Horn Ranch - 2, L.L.C..

WITNESS my hand and official seal.

Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-3-22