

WARRANTY DEED

Powder Horn Ranch, 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 Justina Williamson, a married person dealing in her sole and separate property, GRANTEE, whose address is 343 E. Rosemonte Dr., Phoenix, AZ 85050, 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:

Lots 5 and 6, Block T, Powder Horn Ranch Planned Unit Development, a subdivision in Sheridan County, Wyoming, filed as Plat P-74 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 my/our hand(s) this 6 day of January, 2020.

Powder Horn Ranch, LLC a
Wyoming limited liability company

Homer Scott Jr.
By: Homer Scott Jr.
Title: GM

STATE OF WY,
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 6th day of Jan, 2020, by Homer Scott Jr., as General Manager of Powder Horn Ranch, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Brian T. Kinnison
Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-22

