



2022-778009 4/22/2022 3:56 PM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., 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 William S. Hopper and Ann M. Hopper, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 2412 Gilpin, Denver CO 80205, 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 10, Powder Horn, South Fork Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book P of Plats, Page 125;

RESERVING HOWEVER, unto Grantor and the Powder Horn Homeowner Association, Inc., an easement over and across that easement area described in Exhibit A, attached hereto and incorporated herein, for the purposes of allowing irrigation and utility lines through the easement area and for installing, maintaining, and replacing a soil berm and landscaped area in the location generally shown on Exhibit A. The berm and landscaping shall be provided by Grantor and/or Powder Horn Homeowners' Association, at its cost. Provided further, the specific description of the easement area may be further clarified and described within one (1) year from the date of recording this Warranty Deed by an Affidavit recorded by Grantor.

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 hand this 22 day of April, 2022.

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

By: [Signature]
Title: Member

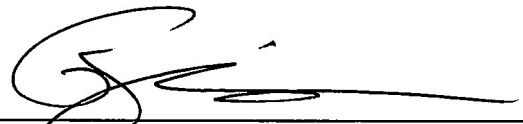


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STATE OF Wy
COUNTY OF Shoshone ss.

This instrument was acknowledged before me on the 22nd day of April, 2022, by James Scott, as member of Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal.

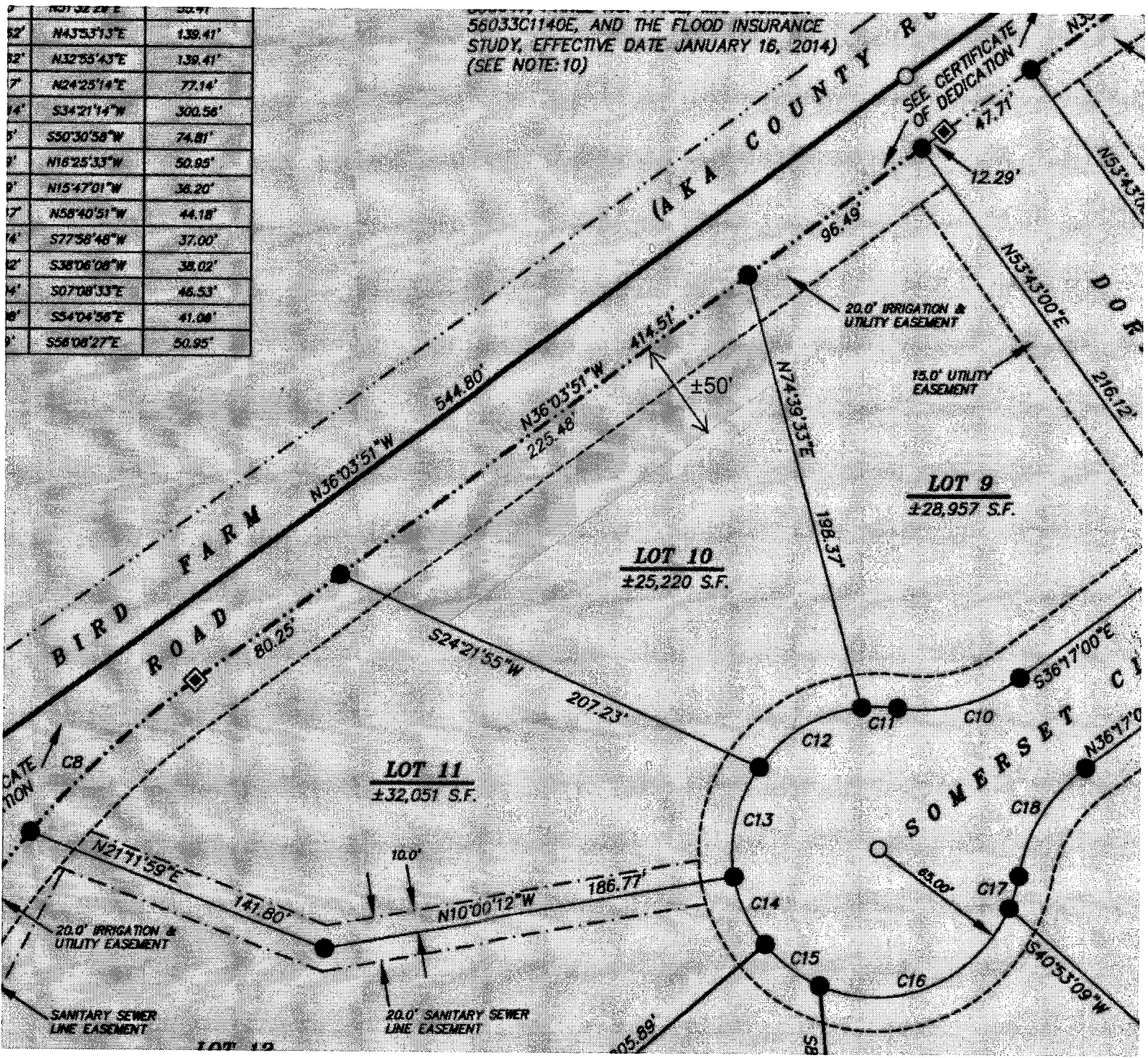

Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-22





32'	N43°53'13"E	139.41'
32'	N32°55'43"E	139.41'
7'	N24°25'14"E	77.14'
14'	S34°21'14"W	300.56'
5'	S50°30'58"W	74.81'
9'	N16°25'33"W	50.95'
9'	N15°47'01"W	36.20'
17'	N58°40'51"W	44.18'
14'	S77°58'48"W	37.00'
12'	S38°06'08"W	38.02'
14'	S07°08'33"E	46.53'
18'	S54°04'58"E	41.08'
9'	S58°08'27"E	50.95'



NO. 2022-778009 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

**POWDER HORN, SOUTH FORK SUBDIVISION
LOT 10 PRELIMINARY EXHIBIT FOR PROPOSED BERM EASEMENT**