

## **CERTIFICATE OF PARTIAL VACATION OF PLAT**

**WHEREAS**, John C. Hull and Jeane L. Hull, husband and wife (herein "Owner 1"), are the sole record owners of the following described real property (herein the "Parcel 1"):

**Parcel 1:**

Lot 11, Block Y, Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56 (herein after referred to as the "Plat").

**WHEREAS**, John C. Hull and Jeane L. Hull, husband and wife, and Susan Elizabeth Scott Baker, a single person, each as to an undivided one-half interest (herein "Owner 2"), are the sole record owners of the following described real property (herein the "Parcel 2"):

**Parcel 2:**

Lot 12, Block Y, Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56.

**WHEREAS**, First Interstate Bank, Trustee of the Brekken A, Baker Living Trust under agreement dated 2/20/15, First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust f/b/o Baylee Mae Baker dated 12/20/94, First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust f/b/o Blake Scott Baker dated 12/16/97, First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust f/b/o Blayne Albert Baker dated 12/10/99, and First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust f/b/o Bridger Lee Baker dated 11/12/03, (herein "Owner 3"), are the sole record owners of the following described real property, (herein the "Parcel 3"):

**Parcel 3:**

Lot 13, Block Y, Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56.

**WHEREAS**, Owner 1, Owner 2 and Owner 3 desire to partially vacate said Plat and desire that said Plat be replaced with a fully-executed new plat filed contemporaneously herewith at the office of the Sheridan County Clerk, for the sole purpose of re-platting only the above-described Lots as **POWDER HORN RANCH MINOR NO. 35**, which is attached hereto and incorporated herein by reference;

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

**THEREFORE**, the undersigned, being the sole record owners and proprietors 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**, Owner 1, Owner 2 and Owner 3 hereby vacate that portion of the Plat known as Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56, more particularly described above as Parcel 1, Parcel 2 and Parcel 3. The dedication of said Lots is hereby revoked and terminated in accordance with the approval and consent of Sheridan County, Wyoming. Owner 1, Owner 2 and Owner 3, by these presents, do make the above partial vacation for it and for its successors and assigns, and for all future owners of said Lots, as the same shall be re-platted of record hereafter as **POWDER HORN RANCH MINOR No. 35**.

Dated this 22 day of Dec, 2016.

John C. Hull  
 John C. Hull

Jeane L. Hull  
 Jeane L. Hull

Susan Elizabeth Scott Baker  
 Susan Elizabeth Scott Baker

First Interstate Bank, as Trustee

Linda W. Thompson Kim M. Smith  
 By: Linda W. Thompson Kim M. Smith  
 Title: VP Trust Specialist

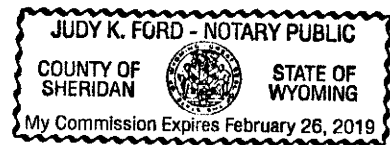
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 22<sup>nd</sup> day of Dec, 2016, by John C. Hull and Jeane L. Hull.

WITNESS my hand and official seal.

Judy K. Ford  
 Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 2/26/2019



STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 4<sup>th</sup> day of Jan, 2017, by Susan Elizabeth Scott Baker.

WITNESS my hand and official seal.  
Judy K. Ford - Notary Public  
 COUNTY OF SHERIDAN STATE OF WYOMING  
 My Commission Expires February 26, 2019  
 My Commission expires: 2/26/2019

Judy K. Ford  
 Signature of Notarial Officer  
 Title: Notary Public

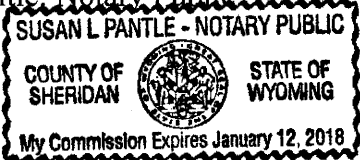


2017-734482 5/5/2017 11:08 AM PAGE: 3 OF 7  
 BOOK: 566 PAGE: 443 FEES: \$30.00 PK PARTIAL VACATION OF  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 17<sup>th</sup> day of February, 2017,  
 by Linda W Thompson, VP and Kirk Smith, Trust of First Interstate Bank, as Trustee of  
 the Brekken A, Baker Living Trust under agreement dated 2/20/15, Trustee of the Baker Section  
 2503 (c) Trust f/b/o Baylee Mae Baker dated 12/20/94, Trustee of the Baker Section 2503 (c)  
 Trust f/b/o Blake Scott Baker dated 12/16/97, Trustee of the Baker Section 2503 (c) Trust f/b/o  
 Blayne Albert Baker dated 12/10/99, and Trustee of the Baker Section 2503 (c) Trust f/b/o  
 Bridger Lee Baker dated 11/12/03.

WITNESS my hand and official seal.

Susan L Pantle  
 Signature of Notarial Officer  
 Title: Notary Public  


My Commission expires: 1-12-18

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 THE FOREGOING PARTIAL VACATION OF PLAT is approved by the undersigned on behalf of  
 the County of Sheridan, Wyoming, this 18<sup>th</sup> day of April, 2017

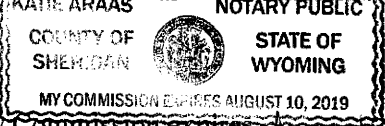
COUNTY OF SHERIDAN  
Steve Maier  
 By: Steve Maier  
 Title: Chair, BOCC

Attest:  
Eda Schunk Thompson  
 Clerk

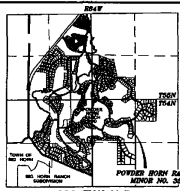
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Steve Maier, as Chairman  
 for the County of Sheridan, on the 3 day of May, 2017

WITNESS my hand and official seal.

  
 My Commission expires Aug 10, 2019

Katie Arvas  
 Signature of Notarial Officer  
 Title: Notary Public



**The Powder Horn II**



CERTIFICATE OF TITLE

STATE OF WYOMING ) SS  
COUNTY OF SHERIDAN )

THE UNDERSIGNED, LAWFULLY BONDED ABTRACTOR IN AND FOR SHERIDAN COUNTY, WYOMING, DOES HEREBY CERTIFY THAT IT HAS MADE A CAREFUL EXAMINATION OF THE RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SAID SHERIDAN COUNTY, AND OF OUR ABSTRACT RECORDS AND INDEXES, AND FIND THAT

**PARCEL I**

**John C. Hull and Jeane L. Hull,  
husband and wife**

**PARCEL II**

**Undivided ½ Interest**

**John C. Hull and Jeane L. Hull,  
husband and wife  
and**

**Undivided ½ Interest**

**Susan Elizabeth Scott Baker**

**PARCEL III**

**First Interstate Bank, Trustee of the Brekken A. Baker  
Living Trust under agreement dated 2/20/15**

**First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust  
f/b/o Baylee Mae Baker dated 12/20/94**

**First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust  
f/b/o Blake Scott Baker dated 12/16/97**

**First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust  
f/b/o Blayne Albert Baker dated 12/10/99**

**First Interstate Bank, Trustee of the Baker Section 2503 (c) Trust  
f/b/o Bridger Lee Baker dated 11/12/03**

ARE/IS THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED LANDS, SITUATED IN SHERIDAN COUNTY, WYOMING, TO-WIT:

**See Attached Exhibit A**

PROVIDED, HOWEVER, THAT NO LIABILITY IS ASSUMED AS TO THE VALIDITY OF ANY INSTRUMENT IN THE RECORDED CHAIN OF TITLE TO SAID LANDS.



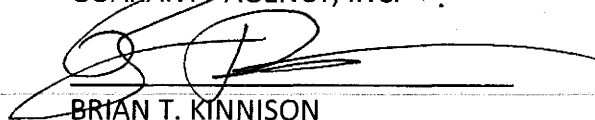
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THIS IS NOT TO BE CONSIDERED A TITLE OPINION NOR A GUARANTY OF TITLE.

THE FINANCIAL LIABILITY ASSUMED IS EXPRESSLY LIMITED TO THE FEE PAID FOR THIS  
CERTIFICATE.

DATED AT SHERIDAN, WYOMING, THIS 13<sup>th</sup> DAY OF DECEMBER, 2016

WILCOX ABSTRACT & TITLE  
GUARANTY AGENCY, INC.



BRIAN T. KINNISON



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

PARCEL I

Lot 11, Block Y, Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56.

PARCEL II

Lot 12, Block Y, Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56.

PARCEL III

Lot 13, Block Y, Powder Horn Ranch, Planned Unit Development, Phase Seven, a subdivision in Sheridan County, Wyoming filed as Plat #P-56.