

## WARRANTY DEED

Equity Trust Company Custodian FBO Michael John Coulter, IRA, Fifty Percent undivided interest and Equity Trust Company Custodian FBO Shirley Pradere Coulter, IRA, Fifty Percent, Undivided Interest, 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 Jeffrey R. Johnson and Michelle L. Johnson, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 1947 Birch Ave - 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 1 of Powder Horn Ranch Minor No. 13 Subdivision. A subdivision in Sheridan County, Wyoming, filed as Plat #P-60, 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 19 day of October, 2021

Equity Trust Company Custodian FBO  
Michael John Coulter, IRA

Matthew Collier  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Matthew Collier  
Corporate Alternate Signer

Equity Trust Company Custodian FBO  
Shirley Pradere Coulter, IRA

Matthew Collier  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Matthew Collier  
Corporate Alternate Signer



2021-773396 10/20/2021 4:28 PM PAGE: 2 OF 2  
FEES: \$15.00 DO WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF ~~WYOMING~~ ohio )  
 )ss.  
COUNTY OF Cuyahoga )

This instrument was acknowledged before me on the 19 day of October, 2021  
by Matthew Collier, as Corporate Alternate Signer of Equity Trust Company  
Custodian FBO Michael John Coulter, IRA.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



JASON NICHOLSON  
Notary Public  
State of Ohio  
My Comm. Expires  
May 19, 2025

STATE OF ~~WYOMING~~ ohio )  
 )ss.  
COUNTY OF Cuyahoga )

This instrument was acknowledged before me on the 19 day of October, 2021  
by Matthew Collier, as Corporate Alternate Signer of Equity Trust Company  
Custodian FBO Shirley Pradere, IRA.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



JASON NICHOLSON  
Notary Public  
State of Ohio  
My Comm. Expires  
May 19, 2025

NO. 2021-773396 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

## WARRANTY DEED

Powder Horn Ranch, LLC, a Wyoming Limited Liability Company, GRANTOR, 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 Jeffrey R. Johnson and Michelle L. Johnson, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 1947 Birch 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 20, Block K, Powder Horn Ranch, Planned Unit Development, Phase Two, a subdivision in Sheridan County, Wyoming, filed as Plat #P-38.**

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 22 day of Nov., 2021.

Powder Horn Ranch, LLC

Homer Scott Jr  
BY: HOMER SCOTT JR

TITLE: Gm

STATE OF Wyoming )

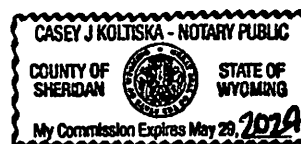
COUNTY OF Sheridan ) ss.

This instrument was acknowledged before me on the 22 day of November, 2021 by HOMER SCOTT, JR. Gm of Powder Horn Ranch, LLC.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: May 29, 2024



**NO. 2021-774340 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801