



2021-774845 12/13/2021 4:01 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Gerald E. Epperly and Linda A. Epperly, husband and wife, 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 Beau G. Maier and Sofia C. Maier, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 83 Powder Horn Rd, 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 2, Block H, 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 13 day of Dec, 2021.

Gerald E. Epperly
Gerald E. Epperly

Linda A. Epperly
Linda A. Epperly

STATE OF WY

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COUNTY OF Sheridan

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This instrument was acknowledged before me on the 13th day of December, 2021 by Gerald E. Epperly.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-22





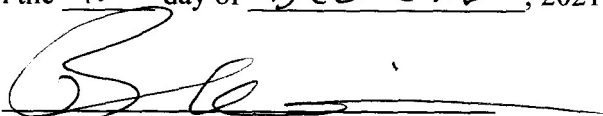
STATE OF WY

COUNTY OF Sheridan

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This instrument was acknowledged before me on the 13th day of December, 2021
by Linda A. Epperly.

WITNESS my hand and official seal.


Signature of Notarial Officer

Title: Notary Public

My Commission expires: 5-13-22

