

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 Shawn O'Dell and Lisa O'Dell, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is 400 Joshua Lane 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:

See EXHIBIT "A" attached hereto;

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 2nd day of June, 2020.

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

By: Homer Scott Jr
Title: GENERAL MANAGER

STATE OF Wyoming
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 2nd day of June, 2020, by Homer Scott Jr, as General Manager of Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires 2/26/2023

Judy K. Ford
Signature of Notary Public
Title: Notary Public
JUDY K. FORD - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires February 26, 2023



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A Tract of land lying adjacent to Lot 7, West Falls at the Powder Horn and situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point being the Southwest Corner of Lot 7, West Falls at the Powder Horn, this point of beginning bears S50°28'09"E a distance of 3,235.77 feet from the Northwest Corner of said Section 4; thence along the Dornoch Drive Right-of-Way through a curve to the right having an Arc Length of 76.26 feet, a Radius of 1030.00 feet, through a Central Angle of 4°14'31", a Chord Bearing of S18°41'36"W and Chord Distance of 76.24 feet, thence leaving said Right-of-Way on a bearing of N79°50'47"E for a distance of 220.99 feet to the Southeast corner of said Lot 7, thence along the South line of said Lot 7 on a bearing of N80°13'40"W for a distance of 195.94 feet to the point of beginning.

NO. 2020-759274 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801