



2021-766647 2/22/2021 3:26 PM PAGE: 1 OF 3
 FEES: \$18.00 IH WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Shawn O'Dell and Lisa O'Dell, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Shawn O'Dell and Lisa O'Dell, Trustees of the Shawn and Lisa O'Dell Living Trust dated September 24, 2014, GRANTEE, whose address is _____, 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.

Statutory Exemption From Subdivision Requirements. GRANTORS and the GRANTEE claim statutory exemption from subdivision requirements with regard to this conveyance under W.S. § 18-5-303(a)(viii); because:

[1] This conveyance is not made for the purpose of evading the provisions of Title 18, Chapter 5, Article 3 of the Wyoming Statutes, which pertain to and regulate the subdivision of real property within counties that are situated in the State of Wyoming.


[2] This conveyance is made solely for the subdivision-exempt purpose of boundary line adjustments and the merger of two parcels as one, where the above-described real property which hereby is conveyed and herewith is delivered is located and situated adjacent to and hereby is merged with other land that the GRANTEES own, to wit Lot 7 of the West Falls at the Powder Horn, which is an approved and platted subdivision in Sheridan County, State of Wyoming, the Plat of which is recorded in the office of the Clerk and Recorder of said Sheridan County.

WITNESS our hands this 22nd day of February 2021 ~~December 2020~~.


 Shawn O'Dell


 Lisa O'Dell

Shawn and Lisa O'Dell Living Trust
 dated September 24, 2014


 Shawn O'Dell, Trustee


 Lisa O'Dell, Trustee

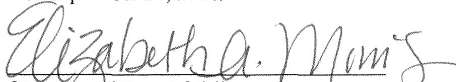
STATE OF WYOMING)

)ss.

COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 22nd day of February, 2021 by Shawn O'Dell and Lisa O'Dell personally and as Trustees of the Shawn and Lisa O'Dell Living Trust dated September 24, 2014.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission expires Jan 17 2023



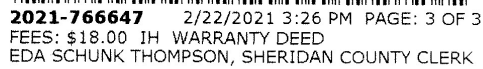
EXHIBIT "A"

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 S 50°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 S 18°41'36" W and Chord Distance of 76.24 feet, thence leaving said Right-of-Way on a bearing of N 79°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 N 80°13'40" W for a distance of 195.94 feet to the point of beginning.

Said tract of land contains 7,342.6 Square Feet.

Basis of bearing for this description is the West Falls at the Powder Horn Subdivision Plat.



CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming, being a duly registered Professional Engineer in the State of Wyoming, do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in April of 2020 and from records on file in the Sheridan County Clerk's Office, Sheridan, Wyoming.

This map correctly represents all of the data shown hereon.

David L. Randall
Professional Engineer

Registration No. 3159 PE & LS

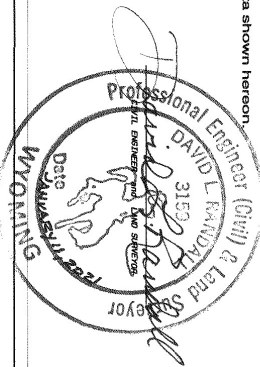
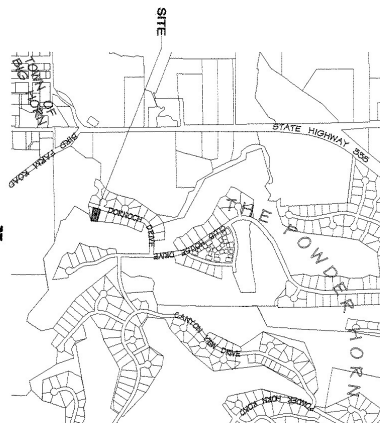


EXHIBIT "B"

NOT TO A SPECIFIC SCALE

LOCATION

SCALE : 1" = 2000'



EASEMENT TO BE VACATED
situated on
LOT 7, WEST FALLS AT
THE POWDER HORN

SHERIDAN COUNTY, WYOMING

SHAWN and LISA O'DELL

400 JOSHUA LANE
SHERIDAN, WY 82801

DRAWN BY REX RANDALL - JUNE 18, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

NO. 2021-766647 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RANDALL ENGINEERING SURVEYS 722 MONTE VISA
SHERIDAN WY 82801