

WARRANTY DEED

Michael J. Heagy and Avanelle F. Heagy, husband and wife, GRANTORS, of MARICOPA County, State of ARIZONA, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEEES, **Dustin James Sersland and Beki E. Sersland, husband and wife, as tenants by the entirety, whose address is 7 Riverbend Court, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:**

See attached Exhibit "A"

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 12TH day of December, 2012.

Michael J. Heagy

Avanelle F. Heagy

State of Arizona)
)ss
County of Maricopa)

The foregoing instrument was acknowledged before me by Michael J. Heagy and Avanelle F. Heagy, this 12 day of Dec., 2012.

Witness my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission Expires 5/16/16



EXHIBIT "A"

A tract of land being a portion of Lot 9, Block E, Powder Horn Ranch, Planned Unit Development, Phase One, Sheridan County, Wyoming; more particularly described as follows:

Beginning at the Southwest Corner of said Lot 9, Block E, this corner also being the Southeast Corner of Lot 10, Block E, said point being monumented with an existing 2" aluminum cap stamped PELS 3864; thence along the line between Lot 9 and Lot 10 on a bearing of N33°55'44"E for a distance of 104.90 feet to a point which is monumented with a 2" aluminum cap set by PELS 3159 with a steel post alongside; thence S13°14'50"W a distance of 44.74 feet to a point which is monumented with a 2" aluminum cap set by PELS 3159 with a steel post alongside; thence S9°38'43"E for a distance of 111.39 feet to a point which is on the South line of said Lot 9, this point being evidenced by a chisel mark on a stone scribed by PELS 3159; thence along the South line of said Lot 9 on a bearing of N63°39'52"W for a distance of 43.40 feet to a point which is monumented with an existing 1½" aluminum cap stamped PELS 3864 and this point lying on a curve; thence along a curve to the left, this curve having a Radius of 55.0 feet, a Central Angle of 59°45'30", an Arc Length of 57.36 feet and a Chord bearing of N30°48'29"W with a Chord length of 54.80 feet to the point of beginning.

Said tract of land contains 4,262 Square Feet.

Basis of bearing for this description is the line between the Southwest Corner of Lot 12, Block E and the Southeast Corner of Lot 13, Block E, being S80°26'21"E (taken from the existing recorded plat).