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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### WARRANTY DEED

Michael J. Heagy and Avanelle F. Heagy, husband and wife, GRANTORS, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Hilary H. Goodwin, Trustee of the Hilary H. Goodwin Trust dated November 25, 1992, whose address is 17 Canyon View Dr, 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 EXHIBIT "A" ATTACHED HERETO

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 19<sup>th</sup> day of October, 2015.



Michael J. Heagy  
Michael J. Heagy



Avanelle F. Heagy  
Avanelle F. Heagy

State of Arizona

County of MARICOPA

The foregoing instrument was acknowledged before me by Michael J. Heagy and Avanelle F. Heagy, this 19<sup>th</sup> day of October, 2015.

Witness my hand and official seal.

Christopher S. Hall

Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 3/24/2019





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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lot 9, Block E, Powder Horn Ranch, Planned Unit Development, Phase One. A subdivision in Sheridan County, Wyoming, filed as Plat #P-36, EXCEPT for the following tract of land:**

**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).**

**NO. 2015-722845 WARRANTY DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SCTIA  
SHERIDAN WY 82801