

WARRANTY DEED

ROY L. POWERS and MARCIA L. POWERS, husband and wife, Grantors, of Sheridan County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS AND WARRANTS to **ROY L. POWERS and MARCIA L. POWERS, Trustees of the POWERS REAL ESTATE TRUST**, Dated August 16, 2010, Grantee, whose address is PO Box 508, Dayton, Wyoming, 82836, the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot Three (3) of the Resubdivision of Tract Seven (7) of Smith Creek Ranches Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats at Page 217.

TOGETHER WITH all of Grantors' interest in all water, water rights, ditches, pipelines, headgate rights, ditch and water well rights, applications and permits pertaining to the above-described property;

TOGETHER WITH all improvements situate thereon and all easements and appurtenances thereunto belonging;

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record; and,

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

WITNESS OUR HANDS this 16 day of August, 2010.

Roy L. Powers
ROY L. POWERS

Marcia L. Powers
MARCIA L. POWERS

STATE OF WYOMING)
) ss.
County of Johnson)

The foregoing instrument was acknowledged before me by **ROY L. POWERS and MARCIA L. POWERS** this 16th day of August, 2010.

Witness my hand and official seal.

Katherine D. Hulet
Notary Public

My Commission Expires: 11-17-2012

