



2021-767620 3/29/2021 1:04 PM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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 Robert Saunders and Kimera Saunders, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, 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 my/our hand(s) this 25 day of March, 2021

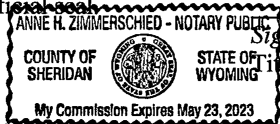
Powder Horn Ranch - 2, L.L.C.,
a Wyoming limited liability company

By: James Scott
Title: Member

STATE OF Wyoming)
)ss.
COUNTY OF Sheridan

This instrument was acknowledged before me on the 25th day of March, 2021, by James Scott, as member of Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal



Anne H. Zimmerschied
Signature of Notarial Officer
Title: Notary Public

My Commission expires

5/23/2023

EXHIBIT "A"

A tract of land situated in Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$) and Lot 3 (NE $\frac{1}{4}$ 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 which bears S 50°29'02" W a distance of 1,785.67 feet from the East 1/16th Corner between said Section 4 and Section 33 of Township 55 North, Range 84 West; thence N 43°57'22" E for a distance of 165.79 feet; thence N 22°52'13" W for a distance of 107.96 feet to a point in Little Goose Creek and lying on the Easterly boundary of the Clearwater Estates Subdivision; thence following said Easterly boundary of Clearwater Estates for the following courses and distances; S 28°39'11" W for a distance of 156.82 feet; thence S 10°47'08" W for a distance of 39.16 feet; thence S 34°33'36" W for a distance of 21.05 feet; thence leaving said Easterly boundary on a bearing of S 40°02'55" E for a distance of 33.18 feet to the point of beginning.

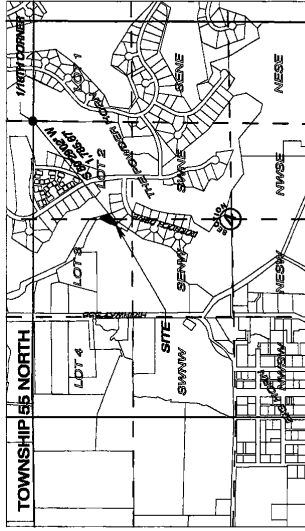
Said tract of land contains 12,098 Square Feet.

Basis of bearing for this description is the Grove at the Powder Horn subdivision plat.

SCALE: 1" = 60'

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LOCATION



TOWNSHIP 54 NORTH. RANGE 84 WEST

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor 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 November 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.

MAP
to accompany
APPLICATION
for a

BOUNDARY LINE ADJUSTMENT

SURVEY of a TRACT of LAND
showing a
situated in

LOTS 2 and 3 of SECTION 4,
TOWNSHIP 54 NORTH, RANGE 84, WEST
of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING
also including
LOT 3 of the GROVE

at the
POWDER HORN
and a

and a
TRACT of LAND ADJACENT to LOT 3
PREVIOUSLY CONVEYED

for
ROBERT DOUGLAS SAUNDERS and KIMERA JOAN SAUNDERS

NO. 2021-767620 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RANDALL ENGINEERING SURVEYS 722 MONTE VISA
SHERIDAN WY 82801

DRAWN BY REX RANDALL - MARCH 8, 2021
RANDALL ENGINEERING SERVICES - SHERIDAN, WYOMING

