

WARRANTY DEED

Lany L. Bangerter and Jody L. Bangerter, 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 Robert Douglas Saunders and Kimera Joan Saunders, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is PO Box 7128 Sheridan, WY 82801, 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:

Lot 3 of The Grove at the Powder Horn, a subdivision in Sheridan County, Wyoming, filed in Drawer G, Number 21 in the Office of the Sheridan County Clerk.

AND

A tract of land situated in Lot 2 and Lot 3 of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows: Beginning at a point which bears S49°35'54"W a distance of 1,785.63 feet from the East 1/16th Corner between said Section 4, Township 54 North, Range 84 West and Section 33, Township 55 North, Range 84 West, said point of beginning also being the Northwest Corner of Lot 3 of the Grove at the Powder Horn; thence N40°02'55"W for a distance of 27.60 feet to a point; thence N43°57'22"E for a distance of 165.79 feet; thence S22°52'13"E for a distance of 54.00 feet to a point, said point being the Northeast Corner of said Lot 3; thence S52°31'00"W for a distance of 149.08 feet to the point of beginning;

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.

WITNESS our hands this 5th day of September, 2014.

Lany L. Bangerter
Lany L. Bangerter

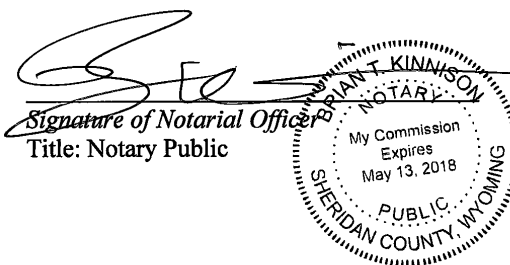
Jody L. Bangerter
Jody L. Bangerter

STATE OF WY
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 5th day of September, 2014 by Lany L. Bangerter.

WITNESS my hand and official seal.

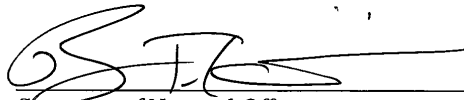
My Commission expires 5-13-18



STATE OF Wy)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 5th day of September, 2014 by
Jody L. Bangerter.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires 5-13-18

