

## WARRANTY DEED

Michael D. Jackson and Jackie M. Jackson, husband and wife, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEES, John Bublich and Kristopher M. Powers, as joint tenants with right of survivorship, whose address is PO Box 997  
Ranchester WY 82839, 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 29 day of January, 2021.

Michael D. Jackson  
Michael D. Jackson

Jackie M. Jackson  
Jackie M. Jackson

State of Wyoming

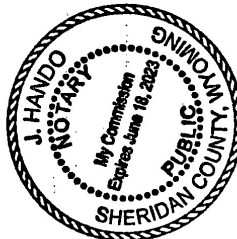
County of Sheridan

The foregoing instrument was acknowledged before me by Michael D. Jackson and Jackie M. Jackson, this 29 day of January, 2021.

Witness my hand and official seal.

J. Hando  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 6-18-23



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

All of Lot 28 of the M & W Subdivision (Amended) to the Town of Ranchester, Sheridan County, Wyoming, indexed as Plat M-11 by the Sheridan County Clerk

**AND**

A part of Lot 26, beginning at a point on the easterly line of said Lot 26, said point being located S0°14'W, 16.1 feet from the Northeast corner of said Lot 26; thence along said easterly line S0°14'W, 24.10 feet to a point; thence leaving said easterly line, N69°27'W, 8.40 feet to a point; thence N20°33'E, 22.60 feet to the point of beginning.

**AND**

Lot 27, except for the following described tract of land:

Beginning at the southeast corner of said Lot 27; thence along the easterly line of said Lot 27, N0°14'E, 70.80 feet; thence leaving said easterly line, S80°12'31"W, 102.66 feet to the westerly line of said Lot 27; thence along said westerly line S0°14'W, 84.79 feet to the southwest corner of said Lot 27; thence along the southerly line of Lot 27, N72°10'E, 94.33 feet; thence along the southerly line of said Lot 27, N77°22'E, 11.71 feet to the point of beginning.