



**2024-791516** 4/22/2024 10:26 AM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

# **WARRANTY DEED**

**CLAUDE A. POWELL AND JANUS D. POWELL**

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, conveys and warrants to:

**SHAWN MARIE POWELL, TRUSTEE OF THE POWELL FAMILY  
RESIDENTIAL IRREVOCABLE TRUST DATED JANUARY 31, 2024**

Grantee, whose address is PO Box 215, Ranchester, Wyoming 82839, the following described real estate, situated in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

All that certain lot or parcel of land situate in the County of Sheridan, State of Wyoming, and being more particularly described as follows:

The East half of Lot Four (4) in Block Twenty-Six (26) of the AMENDED PLAT OF THE SHERIDAN LAND COMPANY'S SECOND ADDITION to the Town of Sheridan, State of Wyoming.

**TOGETHER** with all improvements thereon or appurtenant thereto.

**SUBJECT** to all patents, easements, rights-of-way, reservations, zoning restrictions, covenants, and any other matter of public record or otherwise established; oil and gas leases of record; all assessments and subsequently assessed taxes.



WITNESS my hand this 15<sup>th</sup> day of April, 2024.

Claude A. Powell  
Claude A. Powell  
Grantor

Janus D. Powell  
Janus D. Powell  
Grantor

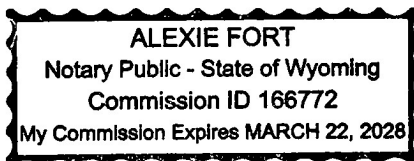
STATE OF WYOMING )  
COUNTY OF Sheridan )  
:§

The above and foregoing *Warranty Deed* was acknowledged before me on this 15<sup>th</sup> day of April, 2024, by Claude A. Powell and Janus D. Powell, *Grantors*.

WITNESS my hand and official seal.

Alexie Fort  
Notary Public

My commission expires: March 22, 2028



The foregoing instrument was prepared by Basin Law Group, LLC, 117 N. Bent Street, Powell, Wyoming 82435, (307) 271-1001.  
THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES) AND THE DRAFTSMAN  
ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

**NO. 2024-791516 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
BASIN LAW GROUP LLC 117 N BENT ST  
POWELL WY 82435