



2025-798149 3/27/2025 1:25 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Ian Connely and Eric Hoon, as joint tenants with right of survivorship, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten Dollars and No Cents (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, Homer R. Scott, as Trustee of the Second Restatement of the Homer Rollins Scott Trust dated August 28, 1990, whose address is 4 Eagle Ridge Dr, Sheridan WY 82801 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:

**Lot 9, Block H, Powder Horn Ranch Minor No. 2 Subdivision, a subdivision in Sheridan County, Wyoming, filed as Plat #P-40.**

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 my hand(s) this 27 day of March, 2025

  
Ian Connely

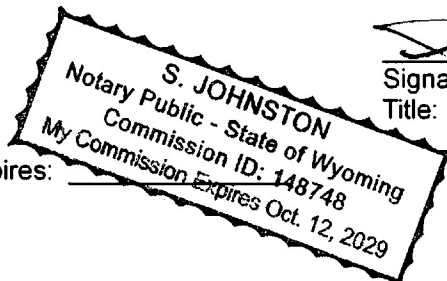
  
Eric Hoon


State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Ian Connely and Eric Hoon, as joint tenants with right of survivorship, this 27<sup>th</sup> day of March, 2025

Witness my hand and official seal.



  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: \_\_\_\_\_

**NO. 2025-798149 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEEN AVE  
SHERIDAN WY 82801