



# **WARRANTY DEED**

Karen L. Powers, Trustee of the Michael M. Powers and Karen L. Powers Living Trust, dated May 8, 2007, Grantors, of Ranchester, Sheridan County, Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt of which is hereby acknowledged, do hereby convey and warrant to the Grantee, 114 N. Main, L.L.C, a Wyoming Close Limited Liability Company, the address for which is 208 N. Main Street, Sheridan, Wyoming 82801, any and all of their right, title and interest in and to the following described real estate, situated in Sheridan County, Wyoming, to-wit:

Lot 12 and the South eight inches (8") of Lot 13, of the Thurmond Addition No. 1 to the City of Sheridan, Sheridan County, Wyoming.

**TOGETHER** with all improvements situated thereon and all appurtenances appertaining or belonging.

**SUBJECT** to all reservations, restrictions, easements, rights-of-way and covenants of record.

**HEREBY RELEASING** and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

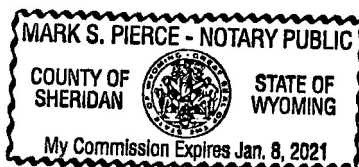
WITNESS my hand this 8th day of February, 2018.

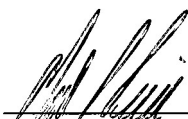
  
 Karen L. Powers - Trustee

STATE OF WYOMING     )  
                                       )ss.  
 COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me by Karen L. Powers acting in her capacity as Trustee of the Michael M. Powers and Karen L. Powers Living Trust dated May 8, 2007, this 8th day of February, 2018.

Witness my hand and official seal.



  
 Notary Public  
 My commission expires: 1-8-2021

**NO. 2018-740720 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 CLOUD PEAK LAW GROUP, P.C. 203 S MAIN STREET, SUITE 3000  
 SHERIDAN WY 82801