

## 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 5<sup>th</sup> 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 5<sup>th</sup> day of September, 2014 by Lany L. Bangerter.

WITNESS my hand and official seal.

My Commission expires 5-13-18

[Signature]  
Signature of Notarial Officer  
Title: Notary Public  
BRIAN T. KINAKSON  
NOTARY  
My Commission Expires  
May 13, 2018  
SHERIDAN COUNTY, WYOMING  
PUBLIC

STATE OF Wy)  
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 5<sup>th</sup> 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



## WARRANTY DEED

Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Robert Saunders and Kimera Saunders, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is \_\_\_\_\_

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:

See EXHIBIT "A" attached hereto;

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.

Statutory Exemption From Subdivision Requirements. GRANTORS and the GRANTEE claim statutory exemption from subdivision requirements with regard to this conveyance under W.S. § 18-5-303(a)(viii); because:

[1] This conveyance is not made for the purpose of evading the provisions of Title 18, Chapter 5, Article 3 of the Wyoming Statutes, which pertain to and regulate the subdivision of real property within counties that are situated in the State of Wyoming.

[2] This conveyance is made solely for the subdivision-exempt purpose of boundary line adjustments and the merger of two parcels as one, where the above-described real property which hereby is conveyed and herewith is delivered is located and situated adjacent to and hereby is merged with other land that the GRANTEES own, to wit Lot 7 of the West Falls at the Powder Horn, which is an approved and platted subdivision in Sheridan County, State of Wyoming, the Plat of which is recorded in the office of the Clerk and Recorder of said Sheridan County.

WITNESS my/our hand(s) this 25 day of MARCH, 2021

Powder Horn Ranch - 2, L.L.C.,  
a Wyoming limited liability company

By: James Scott  
Title: Member

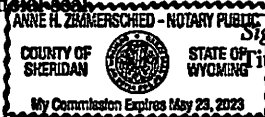
STATE OF Wyoming  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 25<sup>th</sup> day of March, 2021, by James Scott, as Member of Powder Horn Ranch - 2, L.L.C., a Wyoming limited liability company.

WITNESS my hand and official seal

My Commission expires

5/23/2023



Anne H. Zimmerisch  
Signature of Notarial Officer  
Title: Notary Public

**EXHIBIT "A"**

A tract of land situated in Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) and Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 50°29'02" W a distance of 1,785.67 feet from the East 1/16th Corner between said Section 4 and Section 33 of Township 55 North, Range 84 West; thence N 43°57'22" E for a distance of 165.79 feet; thence N 22°52'13" W for a distance of 107.96 feet to a point in Little Goose Creek and lying on the Easterly boundary of the Clearwater Estates Subdivision; thence following said Easterly boundary of Clearwater Estates for the following courses and distances; S 28°39'11" W for a distance of 156.82 feet; thence S 10°47'08" W for a distance of 39.16 feet; thence S 34°33'36" W for a distance of 21.05 feet; thence leaving said Easterly boundary on a bearing of S 40°02'55" E for a distance of 33.18 feet to the point of beginning.

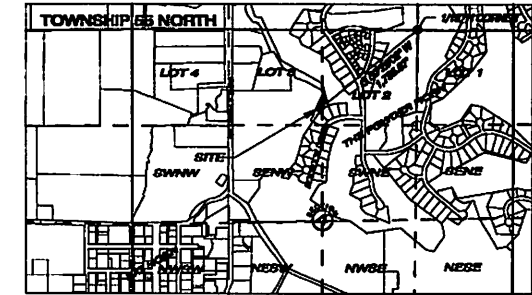
Said tract of land contains 12,098 Square Feet.

Basis of bearing for this description is the Grove at the Powder Horn subdivision plat.

**SCALE: 1" = 80'**

2021-767620 3/29/2021 1:04 PM PAGE: 3 OF 3  
FEES: \$18.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**SCALE: 1" = 2000'**



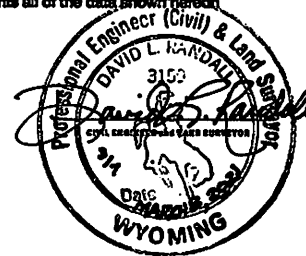
**TOWNSHIP 64 NORTH, RANGE 84 WEST**

State of Wyoming } ss  
County of Sheridan }

I, David L. Rendall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in November of 2020 and from records on file in the Sheridan County Clerk's Office, Sheridan, Wyoming.

**This map correctly represents all of the data shown hereon.**

**Registration No. 3159 PE & LS**



to accompany  
**APPLICATION**

BOUNDARY LINE ADJUSTMENT  
showing a  
SURVEY of a TRACT of LAND  
situated in  
LOTS 2 and 3 of SECTION 4,  
TOWNSHIP 54 NORTH, RANGE 84 WEST  
of the  
SIXTH PRINCIPAL MERIDIAN  
SHERIDAN COUNTY, WYOMING  
also including  
LOT 3 of the GROVE  
at the  
POWDER HORN  
and a  
TRACT of LAND ADJACENT to LOT 3  
PREVIOUSLY CONVEYED

**ROBERT DOUGLAS SAUNDERS and KIMERA JOAN SAUNDERS**  
P.O. BOX 7128  
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - MARCH 8, 1951  
RANDALL ENGEOGRAPHIC SURVEYS - SHERIDAN, WYOMING

**NO. 2021-767620 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
RANDALL ENGINEERING SURVEYS 722 MONTE VISA  
SHERIDAN WY 82801