



2025-799510 5/30/2025 2:48 PM PAGE: 1 OF 2  
FEES: \$15.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Linda Bunce as Trustee of the Amy L. Urick Trust, dated May 13, 2024, GRANTOR, 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, does hereby CONVEY and WARRANT to the GRANTEES, Rick E. Hovik and Janae C.A. Hovik, husband and wife, as tenants by the entirety, whose address is 399 Cortant Creek Rd, Sheridan WY, 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 my hand(s) this 13<sup>th</sup> day of May, 2025

THE AMY L. URICK TRUST, DATED MAY 13, 2024

Linda Bunce Tr  
By: Linda Bunce, Trustee

State of West Virginia

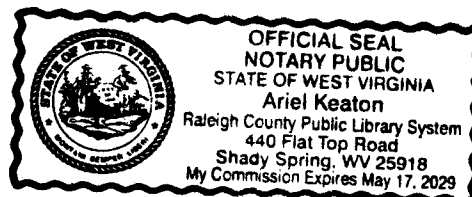
County of Raleigh

The foregoing instrument was acknowledged before me this 13 day of May, 2025 by Linda Bunce as Trustee of the Amy L. Urick Trust, dated May 13, 2024.

Witness my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: May 17, 2029



## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 46798

A tract of land located in Lot 4 and in the SW1/4NW1/4 of Section 1, T57N, R83W, 6th P.M., Sheridan County, Wyoming and being more particularly described as follows:

Commencing at a 3 1/4" brass cap monumenting the Northwest corner of said Section 1; thence along the north line of said Section 1, N89°30'19"E, a distance of 719.96 feet to a 3 1/4" aluminum cap and the POINT OF BEGINNING; thence continuing along the north line of said Section 1 N89°30'19"E, a distance of 581.59 feet to a 5/8" rebar monumenting the West one-sixteenth corner of said Section 1; thence along said west one-sixteenth line S00°00'42"E, a distance of 1350.49 feet to a 3 1/4" aluminum cap monumenting the Northwest one-sixteenth corner of said Section 1; thence continuing along said west one-sixteenth line S00°01'16"E, a distance of 1336.82 feet to a 3 1/4" aluminum cap monumenting the Center West one-sixteenth corner of said Section 1; thence along the west-east quarter line of said Section 1 S88°57'00"W, a distance of 88.18 feet to a 3 1/4" aluminum cap monumenting a point on the southeast line of a parcel described in Instrument 2016-727210 filed in the Sheridan County Clerk's Office; thence along the southeast line of said parcel described in Instrument 2016-727210, N54°42'05"E, a distance of 58.29 feet; thence N35°17'40"W, a distance of 30.05 feet to a 3 1/4" aluminum cap; thence N08°57'12"W, a distance of 124.92 feet to a 3 1/4" aluminum cap; thence N48°18'56"W, a distance of 277.55 feet to a 3 1/4" aluminum cap; thence N20°12'24"W, a distance of 259.77 feet to a 3 1/4" aluminum cap; thence N85°47'49"W a distance of 256.25 feet to a 3 1/4" aluminum cap; thence N42°59'12"W, a distance of 50.28 feet to a 3 1/4" aluminum cap; thence N16°28'17"W, a distance of 666.90 feet to a 3 1/4" aluminum cap; thence N17°40'14"E, a distance of 907.43 feet to a 3 1/4" aluminum cap; thence N00°29'41"E, a distance of 514.24 feet to the point of beginning (purported to contain 35.84 acres, more or less).