

After recording, return to:
Crowley Fleck PLLP
Attn: James Mowry
101 West Brundage Street
Sheridan, WY 82801

2020-760505 7/27/2020 4:35 PM PAGE: 1 OF 5
FEES: \$24.00 SM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and Other Valuable Considerations to the undersigned Grantors, **Robby Barker Smith** whose address is 1025 Kroe Lane, Sheridan, Wyoming, 82801, and **Russell W. Bessette and Teresa M. Bessette, as Co-Trustees of the Bessette Family Trust dated February 17, 2015**, of 606 Calypso Street, Billings, Montana, 59106, hereinafter referred to as "Grantors", in hand paid by **Sheridan Grand Central LLC** whose address is PO Box 6106, Sheridan, Wyoming, 82801, hereinafter referred to as "Grantee", the receipt whereof is hereby acknowledged, does remise, release, and forever quitclaim unto the said Grantee all (100%) of Grantors' right, title and interest in and to the following described lands situated in Sheridan County, Wyoming.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD, the conveyed interest unto Grantee, its heirs, successors and assigns forever. Neither Grantors nor Grantors' heirs, successors, or assignees will have claim, or demand any right or title to the conveyed interest or any part thereof.

This Quitclaim Deed in made in order to convey all land situated within the attached legal description, lying north of the south line as described, which is monumented and generally follows an existing fence line.

WITNESS our hand this 24 of July, 2020.

GRANTOR:



Robby Barker Smith

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 24th day of July, 2020, by **Robby Barker Smith**.

Witness my hand and official seal.


Notary Public

My Commission Expires: 5-13-22



GRANTOR:

Besette Family Trust dated February 17, 2015

Russell W. Besette

By: **Russell W. Besette**
Its: Co-Trustee

Teresa M. Besette

By: **Teresa M. Besette**
Its: Co-Trustee

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 24th day of July, 2020, by **Russell W. Besette and Teresa M. Besette, Co-Trustees of the Besette Family Trust dated February 17, 2015.**

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 5-13-22



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owners: Robby Barker Smith, Russell W. Bessette & Teresa M. Bessette, Co-Trustees

April 8, 2016

Re: QUITCLAIM

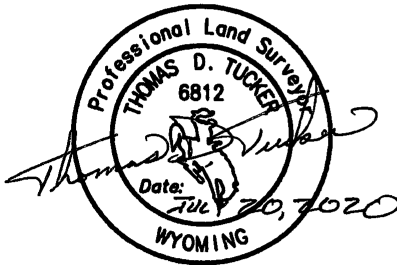
A strip of land situated in the SE¼NW¼ of Section 26, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, lying west of a tract of land described in Book 219 of Deeds, Page 240, east of a tract of land described in Book 514 of Deeds, Page 629 and north of a tract of land described in Book 152 of Deeds, Page 118; the south line of said strip being more particularly described as follows:

Commencing at the north quarter corner of said Section 26 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S30°26'48"W, 1591.76 feet to the **POINT OF BEGINNING** of said strip, said point being the southeast corner of said tract described in Book 514 of Deeds, Page 629 and lying on the north line of said tract described in Book 152 of Deeds, Page 118 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°02'47"E, 259.10 feet along said south line of said strip being the north line of said tract described in Book 152 of Deeds, Page 118 and the south line of a tract of land described in Book 361 of Deeds, Page 291 to a point, said point being the southeast corner of said tract described in Book 361 of Deeds, Page 291 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°02'47"E, 284.36 feet along said south line of said strip being the north line of said tract described in Book 152 of Deeds, Page 118 and the south line of a tract of land described in Book 204 of Deeds, Page 381 to the **POINT OF TERMINUS** of said strip, said point lying on the west line of said tract described in Book 219 of Deeds, Page 240 (Monumented with a 2" Aluminum Cap per PLS 6812) and being S10°55'44"W, 1388.39 feet from said north quarter corner of Section 26.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

