



2018-744741 8/27/2018 11:18 AM PAGE: 1 OF 3
BOOK: 576 PAGE: 64 FEES: \$18.00 MFP QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Diana Carlson, a single person, 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 quitclaims to Diana Carlson, a single person, GRANTEE, whose address is 411 Centennial Lane, 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.

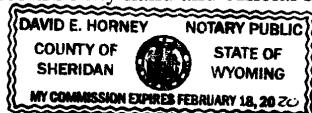
WITNESS my hand this 24 day of August, 2018.

Diana Carlson

STATE OF Wyoming)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 24TH day of AUGUST, 2018 by Diana Carlson.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 18 FEB 2020

**LEGAL DESCRIPTION
EXHIBIT "A"**

Record Owner: DIANA CARLSON

August 6, 2018


2018-744741 8/27/2018 11:18 AM PAGE: 2 OF 3
BOOK: 576 PAGE: 65 FEES: \$18.00 MFP QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Re: CORRECTIVE LEGAL DESCRIPTION of a tract of land described in Warranty Deed
Recorded: April 27, 2005 in Book 463 of Deeds, Page 79, Receiving Number 506399.

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

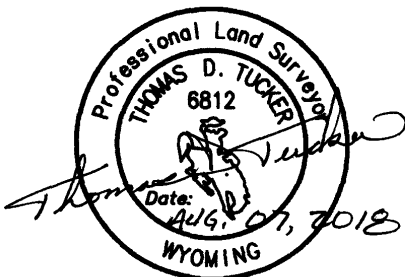
Commencing at the southeast corner of said Section 28 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°16'18"W, 206.90 feet along the east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the west line of Lot 1, Block 26, Western Addition to a point, said point being the northwest corner of said Lot 1, Block 26, Western Addition (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N00°16'18"W, 92.51 feet along said east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract, said point lying on the west line of a tract of land described in Book 551 of Deeds, Page 263 (Monumented with a 5/8" Rebar); thence N86°11'26"W, 14.91 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 10287); thence N70°15'47"W, 39.69 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 10287); thence N76°21'12"W, 71.90 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 102); thence N88°17'44"W, 82.44 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 102); thence N00°38'30"E, 220.98 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 102); thence N89°49'12"E, 180.83 feet to a point (Witness Corner Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°49'12"E, 20.00 feet to a point, said point lying on said east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S00°16'18"E, 255.42 feet along said east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.08 acres of land, more or less.

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 the surveyor.

NO. 2018-744741 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801

RECORD OWNERS:
FREDRICK & KAREN SCHUBERT
(BOOK 541, PAGE 40)

RECORD OWNER:
DIANA CARLSON
(BOOK 463, PAGE 79)
±1.08 ACRES

SCALE: 1"=60'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

RECORD OWNERS:
WILLIAM HENRY RATHBURN II &
HOLLY ANN RATHBURN, TRUSTEES
(BOOK 551, PAGE 263)

POINT OF BEGINNING

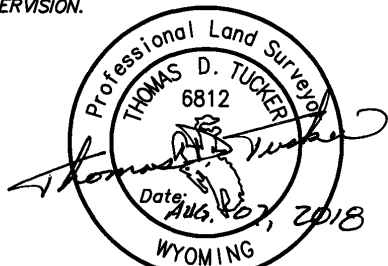
LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PLS 10287
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- ◆ FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT/BLOCK LINE
- - - SECTION LINE
- - - WEST (LEFT) BANK OF BIG GOOSE CREEK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

FOUND 3-1/4" BRASS CAP PER PLS 529
(NOT ACCEPTED)

EXHIBIT "B" RECORD OF SURVEY

CLIENT: DIANA CARLSON

LOCATION: SE1/4SE1/4, SECTION 28, T56N, R84W, 6TH
P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2018-058
DN: 2018-058D
TAB: ROS
PF: T2018-014
AUGUST 7, 2018