

QUITCLAIM DEED

Joseph Gilbert Frake and Janine Frake, husband and wife, and Steven D. Fowle and Carolyn F. Fowle, 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 quitclaim to Joseph Gilbert Frake and Janine Frake, husband and wife as tenants by the entirety, and Steven D. Fowle and Carolyn F. Fowle, husband and wife as tenants by the entirety, together as tenants in common, GRANTEES, whose address is P.O. Box 2064 Sheridan, Wyoming, 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.

This Quitclaim Deed is recorded with the intent to confirm of record the legal description of Grantees' lands described in that Warranty Deed recorded June 18, 2008 in Book 496 at Page 665, as adjusted by: (a) the addition of that land described in Warranty Deed recorded May 30, 2017 in Book 567 at Page 44, and (b) the removal of that land described in that Warranty Deed recorded May 30, 2017 in Book 567 at Page 39, resulting in the land description owned by Grantees as described on Exhibit A, attached hereto.

WITNESS our hands this 7th day of SEPT, 2017.

Joseph Gilbert Frake
Joseph Gilbert Frake

Janine Frake
Janine Frake

Steven D. Fowle
Steven D. Fowle

Carolyn F. Fowle
Carolyn F. Fowle

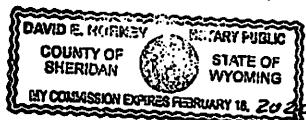
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 7th day of SEPT, 2017, by Joseph Gilbert Frake and Janine Frake, and Steven D. Fowle and Carolyn F. Fowle.

WITNESS my hand and official seal.

David E. Morley
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 19 Feb 2020



LEGAL DESCRIPTION EXHIBIT "A"

Record Owners: Joseph Gilbert Frake & Janine Frake, husband & wife, and Steven D. Fowle & Carolyn F. Fowle, husband & wife
July 27, 2017

Re: QUITCLAIM DEED of a tract of land described in Warranty Deed recorded June 18, 2008 (Book 496, Page 665) as adjusted by the **ADDITION** of a tract of land described in Warranty Deed recorded May 30, 2017 in (Book 567 at Page 44), and **REMOVAL** of a tract of land described in Warranty Deed recorded May 30, 2017 in (Book 567 at Page 39), to complete a "Boundary Line Adjustment".

A tract of land situated in Lot 1, Lot 2 and Lot 3 of Section 2, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract of land being more particularly described as follows:

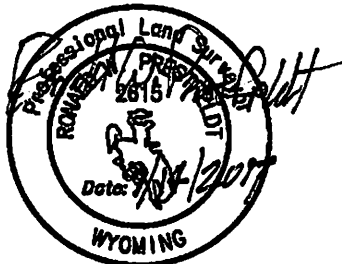
BEGINNING at the north quarter corner of said Section 2 (monumented with a 3-1/4" aluminum cap per PLS 2615); thence N89°39'04"E, 995.79 feet to a 2" aluminum cap per PLS 2615 lying on the southerly right of way line of a sixty foot wide roadway; thence, along said right of way line through a curve to the left, a radius of 125.49 feet, a delta of 86°21'35", an arc length of 189.15 feet, a chord bearing of N86°11'45"E and a chord length of 171.74 feet to a 2" aluminum cap per PLS 2165; thence S43°00'35"E, 324.02 feet to a 2" aluminum cap per PLS 2615; thence S04°53'07"E, 1045.02 feet to a 1-1/2" aluminum cap per PE&LS 3864 lying on the north line of Pierce Subdivision; thence S89°36'32"W, 1205.00 feet along said north line to the northeast corner of Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision monumented with a 2" aluminum cap per PE&LS 3864; thence S89°27'00"W, 87.18 feet along the north line of said Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision to a 2" aluminum cap per PLS 2615; thence N27°37'58"W, 371.80 feet along the east line of a tract of land described in Book 567 of Deeds, Page 39 to a 2" aluminum cap per PLS 2615; thence N00°45'55"W, 609.40 feet along the west line of a tract of land described in Book 496 of Deeds, Page 665 to a 2" aluminum cap per PLS 2615; thence N27°39'31"W, 371.33 feet along the west line of a tract of land described in Book 567 of Deeds, Page 44 to a point lying on the north line of said Lot 3, Section 2 monumented with a 2" aluminum cap per PLS 2615; thence N89°16'07"E, 167.96 feet along said north line of said Lot 3, Section 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 40.68 acres of land, more or less.

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

SURVEYOR'S STATEMENT

I, Ronald W. Prestfeldt, 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.

WARRANTY DEED

Joseph Gilbert Frake and Janine Frake, husband and wife, and Steven D. Fowle and Carolyn F. Fowle, 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 Cheryl E. Barker, a single person, GRANTEE, whose address is 80 Owl Creek Road, Sheridan, Wyoming 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:

See legal description EXHIBIT "A" and Drawing EXHIBIT "B" 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/our hands(s) this 30 day of MAY, 2017.

Joseph Gilbert Frake
Joseph Gilbert Frake

Janine Frake
Janine Frake

5-22-17
please see attached Acknowledgment

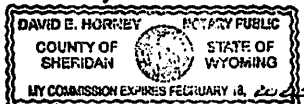
Steven D. Fowle
Steven D. Fowle

Carolyn F. Fowle
Carolyn F. Fowle

STATE OF Wyoming
COUNTY OF Sheridan) ss.

This instrument was acknowledged before me on the 10 day of MAY, 2017 by Joseph Gilbert Frake.

WITNESS my hand and official seal.



David E. Horney
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 18 Feb 2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

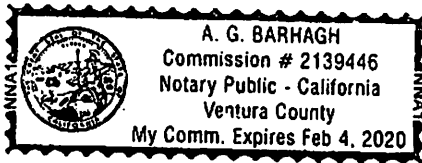
On May 22nd 2017 before me, A-G. Barhagh, Notary public
Date Here Insert Name and Title of the Officer

personally appeared Janine Flake
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature A. G. Barhagh
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: May 22nd 2017
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

STATE OF _____)
)ss.
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2017 by
Janine Frake.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires:

STATE OF Wyoming)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 30 day of MAY, 2017 by
Steven D. Fowle.

WITNESS my hand and official seal.



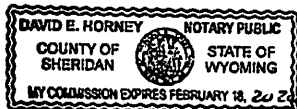
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 18 FEB 2020

STATE OF Wyoming)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 30 day of MAY, 2017
by Carolyn F. Fowle.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 18 FEB 2020

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owners: Joseph Gilbert Frake & Janine Frake and Steven D. Fowle & Carolyn F. Fowle
February 2, 2017

Re: Boundary Line Adjustment "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel".

A tract of land situated in Lot 2 of Section 2, Township 55 North, Range 85 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:

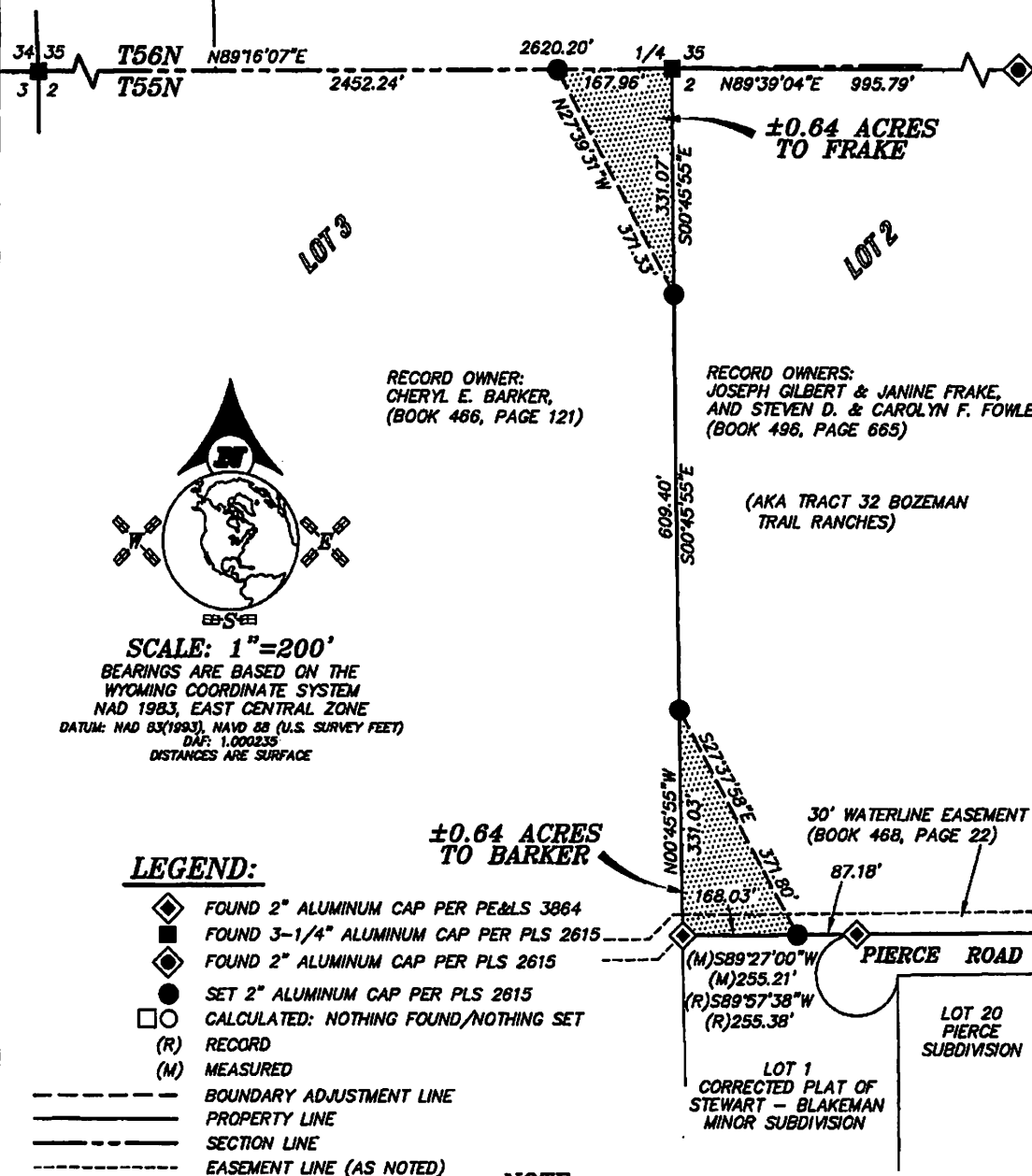
Commencing at the north quarter corner of said Section 2 (Monumented with a 3/4" Aluminum Cap per PLS 2615); thence S00°45'55"E, 940.47 feet along the west line of a tract of land described in Book 496 of Deeds, Page 665 (AKA Tract 32, Bozeman Trail Ranches) to the **POINT OF BEGINNING** of said tract; thence S27°37'58"E, 371.80 feet to a point, said point lying on the north line of Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision; thence S89°27'00"W, 168.03 feet along said north line of Lot 1 to a point, said point being the northwest corner of said Lot 1, said point also being the southwest corner of said tract described in Book 496 of Deeds, Page 665 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N00°45'55"W, 331.03 feet along said west line of said tract described in Book 496 of Deeds, Page 665 to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.64 acres of land, more or less.

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

EXHIBIT "B"

(AKA TRACT 35 BOZEMAN TRAIL RANCHES)



SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, 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"

EXHIBIT "B" BOUNDARY LINE ADJUSTMENT

CLIENT: JOSEPH G. FRAKE

LOCATION: LOT 2 & LOT 3, SECTION 2, TOWNSHIP 55 NORTH,
RANGE 85 WEST, SHERIDAN COUNTY, WYOMING



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

JN: 2016-037
DN: 2016-037-C3D
PF: T2008058
FEBRUARY 7, 2017



WARRANTY DEED

Cheryl E. Barker, 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 warrants to Joseph Gilbert Frake and Janine Frake, husband and wife, and Steven D. Fowle and Carolyn F. Fowle, husband and wife, as tenants by the entirety with rights of survivorship, GRANTEES, whose address is P.O. Box 2064 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:

See legal description EXHIBIT "A" and drawing EXHIBIT "B" 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/our hand(s) this 17 day of MAY, 2017.



Cheryl E. Barker

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN

This instrument was acknowledged before me on the 17 day of MAY, 2017 by Cheryl E. Barker.

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: Cheryl E. Barker
February 2, 2017

Re: Boundary Line Adjustment "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel".

A tract of land situated in Lot 3 of Section 2, Township 55 North, Range 85 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:

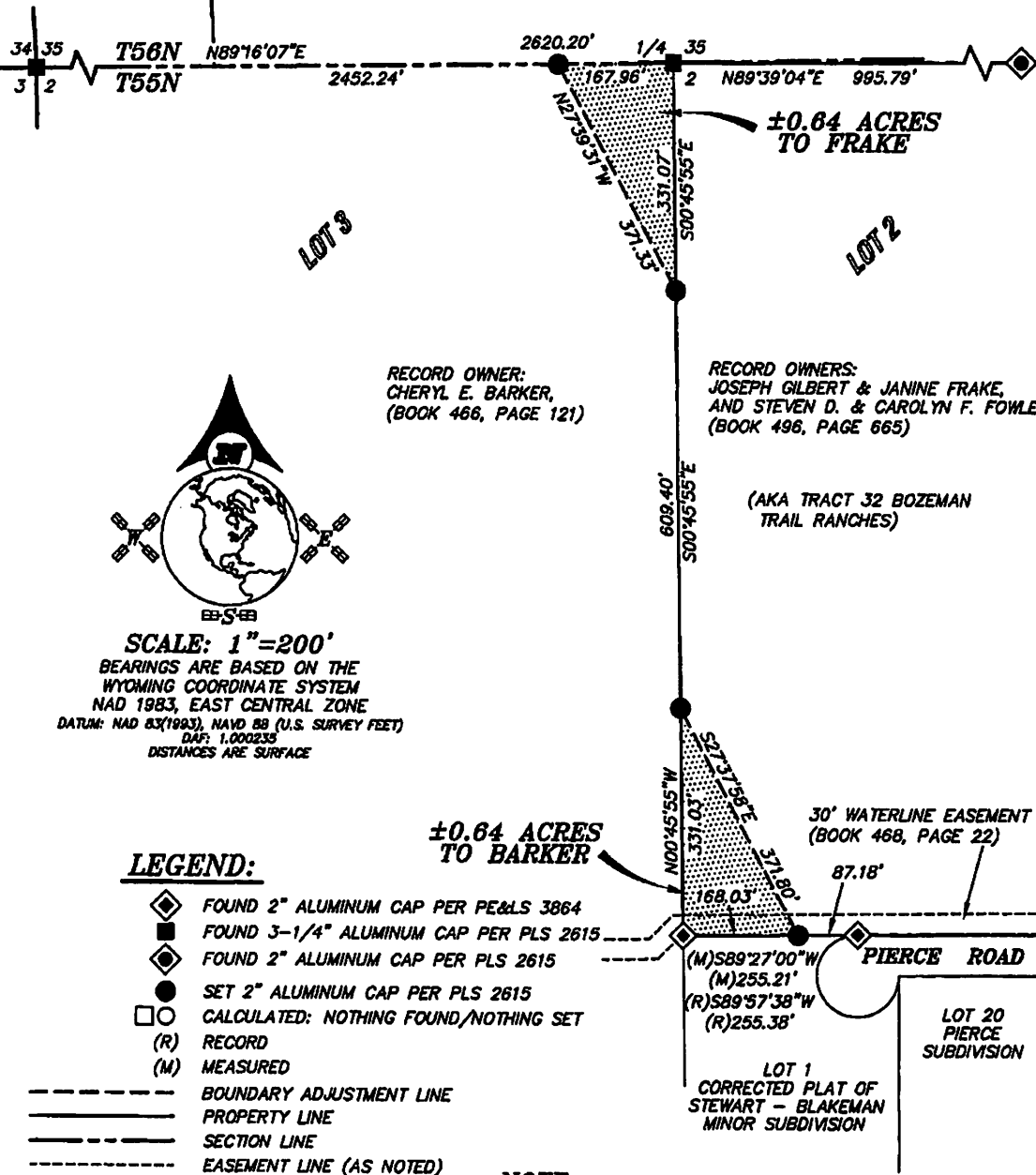
BEGINNING at the north quarter corner of said Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S00°45'55"E, 331.07 feet along the west line of a tract of land described in Book 496 of Deeds, Page 665 (AKA Tract 32, Bozeman Trail Ranches) to a point; thence N27°39'31"W, 371.33 feet to a point, said point lying on the north line of said Lot 3; thence N89°16'07"E, 167.96 feet along said north line of Lot 3 to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.64 acres of land, more or less.

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

EXHIBIT "B"

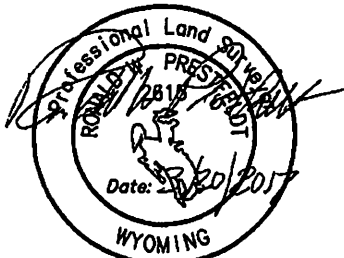
(AKA TRACT 35 BOZEMAN TRAIL RANCHES)



SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT, 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"

EXHIBIT "B" BOUNDARY LINE ADJUSTMENT

CLIENT: JOSEPH G. FRAKE

LOCATION: LOT 2 & LOT 3, SECTION 2, TOWNSHIP 55 NORTH,
RANGE 85 WEST, SHERIDAN COUNTY, WYOMING



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

JN: 2016-037
DN: 2016-037-C3D
PF: T2008058
FEBRUARY 7, 2017