



2021-767627 3/29/2021 1:20 PM PAGE: 1 OF 3
FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Gary W. Evers and Yvette N. Evers, GRANTORS of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), conveys and quitclaims to Gary W. Evers and Yvette N. Evers, husband and wife, as tenants by the entirety, GRANTEES, whose address is 1718 State Hwy 345, Ranchester, WY 82839, the following described real estate, situate in Sheridan County, State of Wyoming:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 24 day of March, 2021.

Gary W. Evers

Yvette N. Evers

State of ~~Wyoming~~ Florida

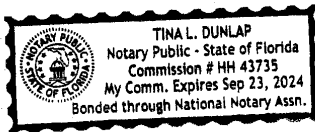
County of ~~Sheridan~~ Volusia

The foregoing instrument was acknowledged before me by ~~Gary W. Evers~~ and Yvette N. Evers, this 24 day of March, 2021.

Witness my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 9/23/2024



State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by
Gary W. Evers, this 24th day of March, 2021.

Witness my hand and official seal.

J. Hand

Signature of Notarial Officer
Title: Notary Public

My Commission Expires 6-18-23

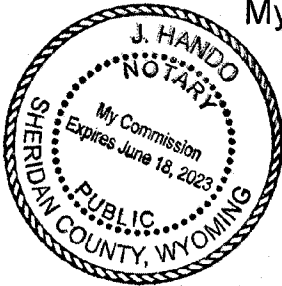


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 44587

Township 57 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming

Section 13: That portion of the Southwest quarter and of the Southwest quarter of the Southeast quarter of Section 13 lying South of U.S. Highway 87 (now Interstate 90) and Wyoming State Highway 345.

EXCEPTING THEREFROM that portion of the above described land lying within the right-of-way of the C.B. & Q Railroad

ALSO EXCEPTING THEREFROM that portion of the above described land lying within the right of way of the Grand Island and Northern Wyoming Railroad Company as recorded July 11, 1893 in Book E, Page 253 of Deeds, and recorded June 11, 1894 in Book E, Page 427 of Deeds.

ALSO EXCEPTING that portion conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded February 10, 1981 in Book 255, Page 70.

Section 24: The Northwest Quarter and the West Half of the Northeast Quarter; also the SE1/4, SW1/4.

EXCEPTING THEREFROM three small tracts described as follows:

- 1) Beginning at the Southwest corner of the SE1/4NE1/4 of said Section; thence North 277 feet; thence East 157.3 feet; thence South 277 feet; and thence West 157.3 feet to the point of beginning;
- 2) Commencing at a point 1320 feet North from a point 1320 feet West from the East quarter corner of said Section 25; thence East 279.2 feet; thence South 390 feet; thence West 71.2 feet; thence South 225.5 feet; thence West 208 feet; thence North 615.5 feet, more or less, to the point of beginning;
- 3) Beginning at a point on the quarter section line 625.5 feet South of the Northwest corner of said SE1/4NE1/4; thence East 208 feet; thence South at right angles 417.5 feet; thence West 208 feet to a point on the quarter section line; thence North on said section line 417.5 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of the above referenced property conveyed to White Ranch LLC by Warranty Deed recorded June 2, 2017 in Book 567 of Deeds, Page 120.

ALSO EXCEPTING THEREFROM that portion of the above referenced property conveyed to P. Sean Carroll and Kellie A. Carroll, by Warranty Deed recorded August 9, 2017 in Book 568 of Deeds, Page 365.

ALSO EXCEPTING THEREFROM any portion of the above described property lying within that parcel described in Warranty Deed recorded December 7, 1999 in Book 410 of Deeds, Page 684.