



## QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten or More Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Pilch Ranch, LLC**, as Grantor, hereby conveys and quitclaims to **Titus R. Shelby and Emily F. Shelby, husband and wife** whose address is 9255 N. Avalanche Canyon Drive, Jackson, Wyoming 83001, as Grantees, and their successors and assigns, forever, all such right, title, interest, property, possession, claim and demand as Grantor has or ought to have in or to all of the real property situated in Sheridan County, Wyoming, and described more particularly as:

See Exhibits A and B attached hereto and made a part hereof

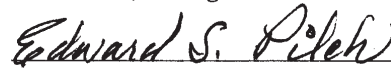
together with all improvements thereon and all appurtenances thereto, and subject to all reservations, restrictions, easements, rights-of-way and covenants of record. RESERVING to the Grantors, their successors and assigns, all oil, gas, coal, and other minerals presently owned by Grantors, together with the right to enter upon the lands to explore for and remove oil, gas, coal and other minerals. Nothing in this deed shall be construed to except from the conveyance any interest in sand, gravel, scoria or aggregate.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 31<sup>st</sup> day of August, 2010.

Pilch Ranch, LLC

  
 Joe A. Pilch, Manager

  
 Edward S. Pilch, Manager

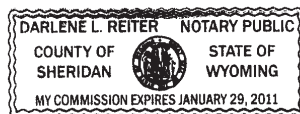
STATE OF WYOMING )  
 : ss  
 COUNTY OF SHERIDAN )

The foregoing *Quitclaim Deed* was acknowledged before me this 31<sup>st</sup> day of August, 2010, by Joe A. Pilch, a manager of Pilch Ranch, LLC.  
 WITNESS my hand and official seal.

  
 Notary Public

My Commission expires: 1-29-11

STATE OF WYOMING )  
 : ss  
 COUNTY OF SHERIDAN )



The foregoing *Quitclaim Deed* was acknowledged before me this 31<sup>st</sup> day of August, 2010, by Edward S. Pilch, a manager of Pilch Ranch, LLC.  
 WITNESS my hand and official seal.

  
 Notary Public

My Commission expires: 1-29-11



**EXHIBIT "A"**

A tract of land situated in the S1/2SE1/4 of Section 5, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the southeast corner of said Section 5 (monumented with a 3" brass cap per PLS 529); thence N89°35'14"W, 1122.86 feet to the **POINT OF BEGINNING**, said point lying on a fence line and monumented with a 2" aluminum cap per PLS 5369; thence S89°34'49"W, 433.26 feet along said fence line to a point on the centerline of the Beatty Gulch Road (AKA County Road No.1231) and the east line of a tract of land described in Book 476 of Deeds, Page 746, said point witnessed by a 2" aluminum cap per PLS 5369 bearing N89°34'49"E, 30 feet; thence N04°20'40"E 433.34 feet along said centerline and said east line to a point witnessed by a 2" aluminum cap per PLS 5369 bearing N89°34'49"E, 30 feet; thence N89°34'49"E, 433.26 feet to a 2" aluminum cap per PLS 5369; thence S04°20'40"W, 433.34 feet to the **POINT OF BEGINNING**.

Said tract contains 4.30 acres of land more or less.

Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone. Distances are surface.



2011-687417 4/13/2011 3:53 PM PAGE: 3 OF 3  
BOOK: 524 PAGE: 410 FEES: \$14.00 DR. QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

RECORD OWNER: JOHN C. DEWEY  
(BOOK 476, PAGE 746)

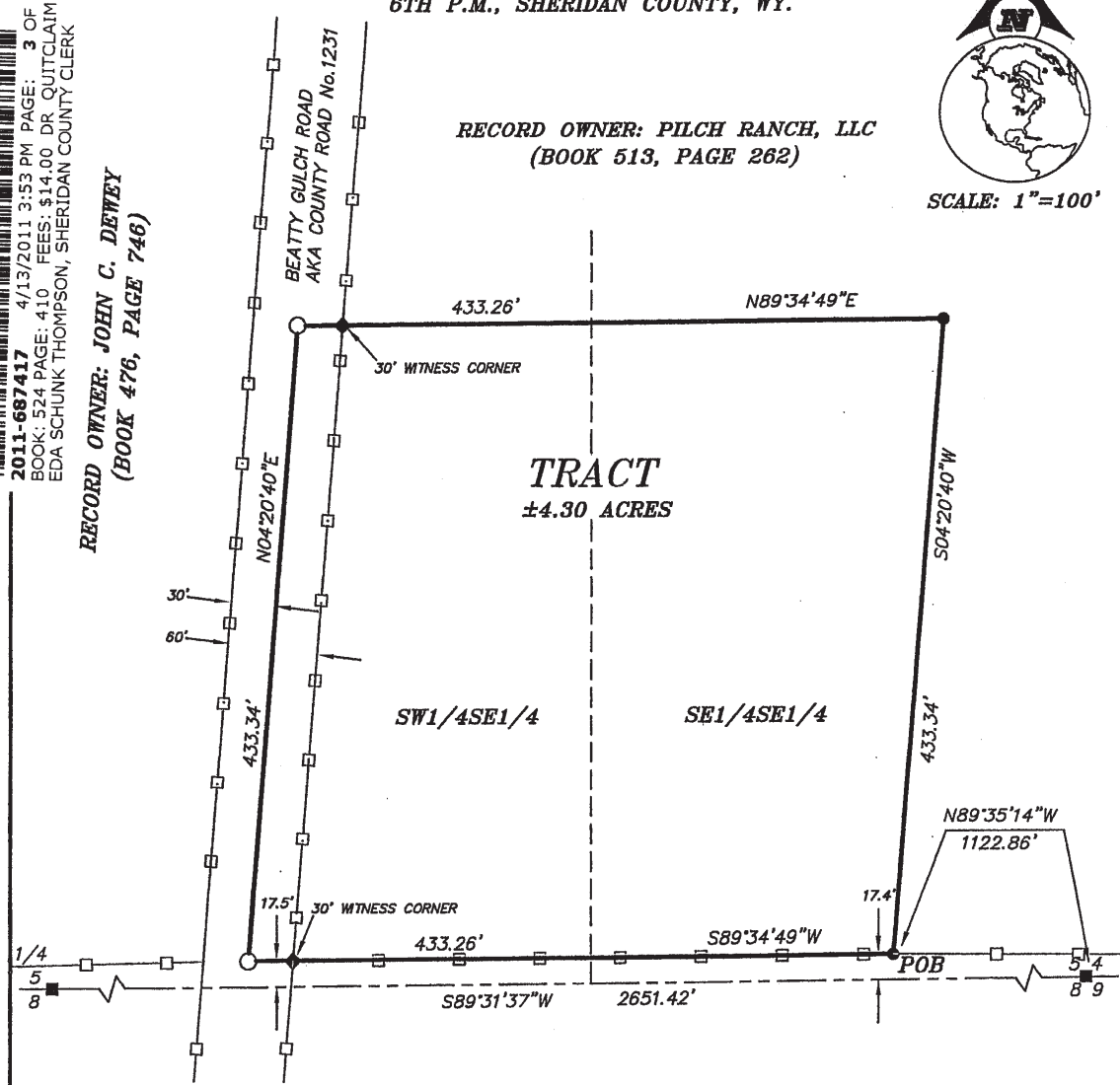
# EXHIBIT "B"

TRACT IN S1/2SE1/4, SECTION 5, T57N, R83W,  
6TH P.M., SHERIDAN COUNTY, WY.

RECORD OWNER: PILCH RANCH, LLC  
(BOOK 513, PAGE 262)



SCALE: 1"=100'



## BASIS TABLE

BEARINGS ARE BASED ON THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE.  
DISTANCES ARE ADJUSTED TO SURFACE USING THE  
COMBINED SCALE FACTOR OF 1.000235.

## LEGEND

- FOUND 3" BRASS CAP PER PLS 529
- SET 2" ALUMINUM CAP PER PLS 5369
- ◆ SET 2" ALUMINUM CAP PER PLS 5369 FOR 30' WITNESS CORNER
- NOT FOUND/NOT SET
- FENCE LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - ROW LINE BEATTY GULCH ROAD
- TRACT BOUNDARY LINE

I, THONE STEWART, A DULY REGISTERED  
LAND SURVEYOR IN THE STATE OF  
WYOMING, DO HEREBY STATE, BASED ON  
MY KNOWLEDGE AND INFORMATION, THE  
ABOVE PLAT IS A VALID REPRESENTATION  
OF A SURVEY MADE BY ME, OR UNDER MY  
DIRECT SUPERVISION.



## EXHIBIT "B"

CLIENT: T.R. SHELBY  
LOCATION: S1/2SE1/4 SECTION 5, T57N, R83W, 6TH P.M., SHERIDAN  
COUNTY, WYOMING



PO BOX 3082  
SHERIDAN WY 82801 307-672-7415  
FAX 674-5000

JN: 97123  
DF: 97123 BEATTY-2010V  
MAY, 2010

## NO. 2011-687417 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
LONABAUGH & RIGGS DRAWER 5059  
SHERIDAN WY 82801

(SHELBY)