

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Kevin Charlson**, Grantor, of County of Sheridan, State of Wyoming, in consideration of Ten and xx/100 Dollars (\$10.00), for specific bargained rights and other good and valuable consideration in hand paid to Grantor, receipt whereof is hereby acknowledged, for Grantor and Grantor's heirs, executors, administrators and personal representatives does remise, release, convey and forever quitclaim unto Grantee **Charlson Land and Cattle Co., LLC**, a Wyoming limited liability company, whose address is 94 River Road, Ranchester, WY 82839, all such right, title, interest, property, possession, claim, and demand, including any after-acquired title as Grantor has or ought to have, in or to all the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

Lots 1, 2, 3 and 4 of Weare Estates, a subdivision in Sheridan County, Wyoming as filed July 17, 2019 in Plat Book W on Page 75.

TOGETHER with all improvements situate thereon and all appurtenances thereunto appertaining or belonging; and,

SUBJECT to all reservations, restrictions, easements, rights-of-way and covenants of record; and,

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which are not shown in the public records.

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

DATED this 15 day of January, 2020.

Kevin Charlson
Kevin Charlson

STATE WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by **Kevin Charlson**, this 15th day of January, 2020.

WITNESS my hand and official seal.

Courtney Castellon
Notary Public

My Commission Expires: 11/24/22



NO. 2020-755358 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KERNES AND BUNTING LLC 200 W LOUCKS
P O BOX 6669 SHERIDAN WY 82801