

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **DANA ELIZABETH PEARCE**, Grantor, of the County of Sheridan, State of Wyoming, in consideration of the sum of Ten Dollars (\$10.00) 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 **PATRICK S. PEARCE, a single person** Grantee, whose address is 187 Wolf Creek Road, Ranchester Wyoming 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:

ALL OF THE GRANTORS INTEREST IN AND TO:

SEE EXHIBIT "A"

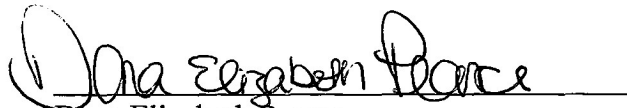
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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.

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

TO HAVE AND TO HOLD the said premises unto the said Grantee and Grantee's heirs and assigns, to his, her and their own proper use and behoof forever. So that neither Grantor nor any other person in Grantor's name or behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

DATED this 26 day of Feb, 2021.


Dana Elizabeth Pearce



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FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss:
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me by Dana Elizabeth Pearce this
26th day of February, 2021.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: May 23, 2023



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EXHIBIT "A"

A tract of land situated in the $W\frac{1}{2}SW\frac{1}{4}$ of Section 30, Township 57 North, Range 85 West, 6th Principal Meridian, 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 west quarter corner of said Section 30; thence $S36^{\circ}47'58''E$, 1128.66 feet the POINT OF BEGINNING of said tract, said point lying on the southerly line of a tract of land described in Book 290 of Deeds, Page 40; thence $S88^{\circ}51'06''E$, 108.83 feet to a point; thence $S58^{\circ}38'12''E$, 114.82 feet to a point; thence $S82^{\circ}11'24''E$, 227.26 feet to a point; thence $S27^{\circ}15'17''E$, 434.98 feet to a point, said point lying on the easterly line of a tract of land described in Book 327, Page 332; thence $S09^{\circ}49'32''E$, 58.04 feet along said easterly line described in Book 327, Page 332 to a point, said point being the southeast corner of said tract described in Book 290 of Deeds, Page 40; thence $S83^{\circ}31'53''W$, 249.72 feet along the southerly line of said tract described in Book 327, Page 332 to a point; thence $S68^{\circ}16'44''W$, 99.09 feet along said southerly line described in Book 327, Page 332 to a point; thence $N66^{\circ}39'05''W$, 378.47 feet along said southerly line described in Book 327, Page 332 to a point, said point being the southwest corner of said tract described in Book 327 of Deeds, Page 332; thence $N33^{\circ}27'21''E$, 61.36 feet along the westerly line of said tract described in Book 327, Page 332 to a point; thence $N01^{\circ}49'12''E$, 400.52 feet along said westerly line described in Book 327, Page 332 to the POINT OF BEGINNING of said tract.

Said excepted tract contains 6.28 acres of land, more or less.

RESERVING UNTO GRANTORS, an access easement twenty (20) feet wide being a strip of land situated in the $NW\frac{1}{4}SW\frac{1}{4}$ of Section 30, Township 57 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; the southerly line of said strip being more particularly described as follows:

Commencing at the west quarter corner of said Section 30; thence $S36^{\circ}47'58''E$, 1128.66 feet the POINT OF BEGINNING of said easement, said point lying on the west line of a tract of land described in Book 327 of Deeds, Page 332; thence $S88^{\circ}51'06''E$, 108.83 feet to a point; thence $S58^{\circ}38'12''E$, 114.82 feet to a point; thence $S82^{\circ}11'24''E$, 73.26 feet to the POINT OF TERMINUS of said easement, said point being $S44^{\circ}24'10''E$, 1365.62 feet from said west quarter corner.

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KINNAIRD LAW OFFICE P O BOX 627
SHERIDAN WY 82801