

## QUITCLAIM DEED

James T. Bohn and Patty L. Bohn, 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 to W bar D Ranch, LLC, a Wyoming limited liability company, GRANTEE, whose address is Box 6474 Sheridan Wyoming 82801, all of their right, title and interest in and to 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 and incorporated herein by reference;

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 conveyance is done pursuant to the statutory exemption in W.S. § 18-5-303 for boundary line adjustment. Grantors and Grantee have each executed a Quitclaim Deed in favor of the other on this date to effectuate a common boundary line adjustment between them, and said Quitclaim Deeds are executed and recorded to establish and confirm the intended legal description of each parcel of real property to be hereafter owned by Grantors and Grantee, respectively.

WITNESS our hands this 10<sup>th</sup> day of March, 2014.

James T. Bohn  
James T. Bohn

Patty L. Bohn  
Patty L. Bohn

STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

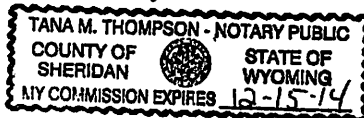
This instrument was acknowledged before me on the 10<sup>th</sup> day of March, 2014 by James T. Bohn.

WITNESS my hand and official seal.

Tana M. Thompson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires

STATE OF Wyoming )  
COUNTY OF Sheridan )ss.



This instrument was acknowledged before me on the 10<sup>th</sup> day of March, 2014 by Patty L. Bohn.

WITNESS my hand and official seal.

Tana M. Thompson  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires



## EXHIBIT A LEGAL DESCRIPTION

Record Owners: James T. Bohn & Patty L. Bohn  
February 20, 2014

Re: 0.64 Acre Tract (James T. Bohn & Patty L. Bohn to W bar D Ranch, LLC)

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, Record of Survey for a Boundary Line Adjustment filed in **Drawer "A" of Plats, Number "71"**, County Clerk's Office, Sheridan County Courthouse; said tract of land being more particularly described as follows:

**BEGINNING** at the south quarter corner of said Section 26 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap inside a 2" Iron Pipe per PLS 102); thence S89°57'38"W, 289.01 feet along the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point being the southeast corner of a tract of land described in Book 545 of Deeds, Page 462; thence N00°09'46"E, 60.00 feet along the east line of said tract described in Book 545 of Deeds, Page 462 to a point; thence N89°57'38"E, 288.88 feet to a point, said point lying on the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N00°02'16"E, 110.00 feet along said east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point lying on the west line of a tract of land described in Book 527 of Deeds, Page 551; thence S35°41'11"E, 208.94 feet along said west line of said tract described in Book 527 of Deeds, Page 551 to a point, said point being the southeast corner of a tract of land described in Book 196 of Deeds, Page 380 and lying on the south line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence S89°51'49"W, 122.00 feet along the north line of a tract of land described in Book 540 of Deeds, Page 77, and said south line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  to the **POINT OF BEGINNING** of said tract.

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

"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".

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

x Note for W Bar D to  
xci title work -  
only need to convey  
.40 acres parcel as  
W Bar D now owns all  
SWSE which is part of  
this .64 acre parcel.



## EXHIBIT B LEGAL DESCRIPTION

Record Owner: W bar D Ranch, LLC  
February 20, 2014

**Township 55 North, Range 84 West, 6th Principal Meridian**  
Section 26: SW $\frac{1}{4}$ SE $\frac{1}{4}$

Attached to a tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, Record of Survey for a Boundary Line Adjustment filed in **Drawer "A" of Plats, Number "71"**, County Clerk's Office, Sheridan County Courthouse; said tract of land being more particularly described as follows:

**BEGINNING** at the south quarter corner of said Section 26 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap inside a 2" Iron Pipe per PLS 102); thence S89°57'38"W, 289.01 feet along the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point being the southeast corner of a tract of land described in Book 545 of Deeds, Page 462; thence N00°09'46"E, 60.00 feet along the east line of said tract described in Book 545 of Deeds, Page 462 to a point; thence N89°57'38"E, 288.88 feet to a point, said point lying on the east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S00°02'16"W, 60.00 feet along said east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the **POINT OF BEGINNING** of said tract.

Said tract contains 0.40 acres of land, more or less.

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

Not pt  
200  
546-34  
(added for  
legal to  
be conveyed)

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