



## QUITCLAIM DEED

Jon Tyler Diefenderfer, a single person, and Wesley J. Smiley and Lynette M. Smiley, husband and wife, as their interests may appear, 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 and quitclaim to Jon Tyler Diefenderfer, a single person, GRANTEE, whose address is 320 Rock Creek Rd. Buffalo Wyo. 82834, 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;

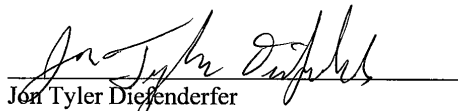
TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

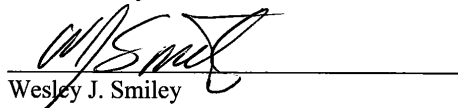
SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

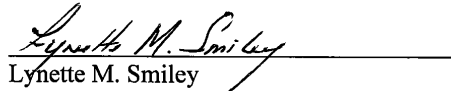
Statutory Exemption From Subdivision Requirements. The GRANTOR and the GRANTEE claim statutory exemption from subdivision requirements with regard to this conveyance under W.S. § 18-5-303(a)(viii); because:

- [1] This conveyance is not made for the purpose of evading the provisions of Title 18, Chapter 5, Article 3 of the Wyoming Statutes, which pertain to and regulate the subdivision of real property within counties that are situated in the State of Wyoming.
- [2] This conveyance is done pursuant to the statutory exemption for boundary line adjustment, Grantors and Grantees 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 Grantees, respectively. As a result of the conveyance of the above-described real property, it is Grantors' and Grantees' intention that Grantee hereafter own, of record, the real property described on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS our hands this 7<sup>th</sup> day of June, 2013.

  
Jon Tyler Diefenderfer

  
Wesley J. Smiley

  
Lynette M. Smiley

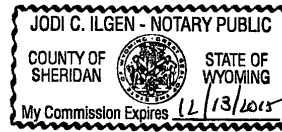
STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of June, 2013 by Jon  
Tyler Diefenderfer.

WITNESS my hand and official seal.

Jodi C. Ilgen  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 12/13/2015



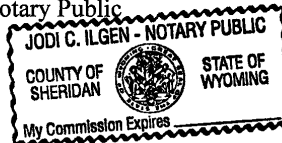
STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of June, 2013 by  
Wesley J. Smiley.

WITNESS my hand and official seal.

Jodi C. Ilgen  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 12/13/2015



STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of June, 2013 by  
Lynette M. Smiley.

WITNESS my hand and official seal.

Jodi C. Ilgen  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires 12/13/2015

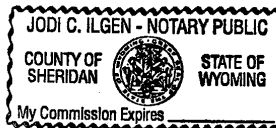




EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHEAST  $\frac{1}{4}$ , SECTION 35, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** At A Point Which Is South 20°44'33" East, A Distance Of 426.93 Feet From The North  $\frac{1}{4}$  Corner Of Said Section 35 Said Point Being On The North Right Of Way Of US Highway 87 Also Being The Southern Most Corner Of A 4.28 Acre Tract;

Thence Leaving Said Right Of Way And With A Line Of Said 4.28 Acre Tract North 57°08'40" East, A Distance Of 202.95 Feet To A Corner Of A 15.23 Acre Tract;

Thence With A Line Of Said 15.23 Acre Tract South 54°08'36" East, A Distance Of 1282.63 Feet To A Metal Fence Post;

Thence South 01°12'10" West, A Distance Of 449.04 Feet To A Point On The North Right Of Way Of Said US Highway 87;

Thence With Said Right Of Way North 47°45'38" West, A Distance Of 1621.70 Feet To The Point Of **BEGINNING**, Having An Area Of 9.09 Acres more or less.