

2022-775747 1/18/2022 11:29 AM PAGE: 1 OF 2
FEES: \$15.00 DO QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

City of Sheridan, a municipal corporation, whose address is P.O. Box 848, Sheridan, Wyoming 82801 (hereinafter "Grantor"), for, and in consideration of, the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and QUITCLAIMS unto **First Choice Builders, LLC, a Wyoming limited liability company**, with an address of 251 South Thurmond St., Sheridan, Wyoming 82801 (hereinafter "Grantee") all right, title, and interest in the following described real estate, situated in Sheridan County, Wyoming:

A twenty (20) foot wide alley adjacent to Lots 8 and 9, Block 44, Sheridan Land Company's Addition, City of Sheridan, located in Sheridan County, Wyoming, being more particularly described and shown on the Exhibit "A" attached hereto and incorporated herein by reference, as vacated on July 19, 2021, by Resolution No. 31-21.

TOGETHER WITH all improvements situated thereon and all appurtenances thereunto appertaining or belonging.

SUBJECT to all reservations, restrictions, easements, rights-of-way, and covenants of record, if any.

DATED this 15th day of December, 2021.

City of Sheridan

By: _____

Mayor

STATE OF WYOMING)
)ss:
COUNTY OF SHERIDAN)

The foregoing document was acknowledged before me this 15th day of December, 2021, by Aaron Linden, on behalf of the City of Sheridan.

WITNESS my hand and official seal.

Susan M. Goodman
Notary Public

My commission expires: 6-12-2022

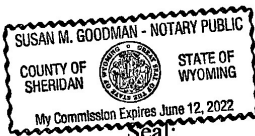
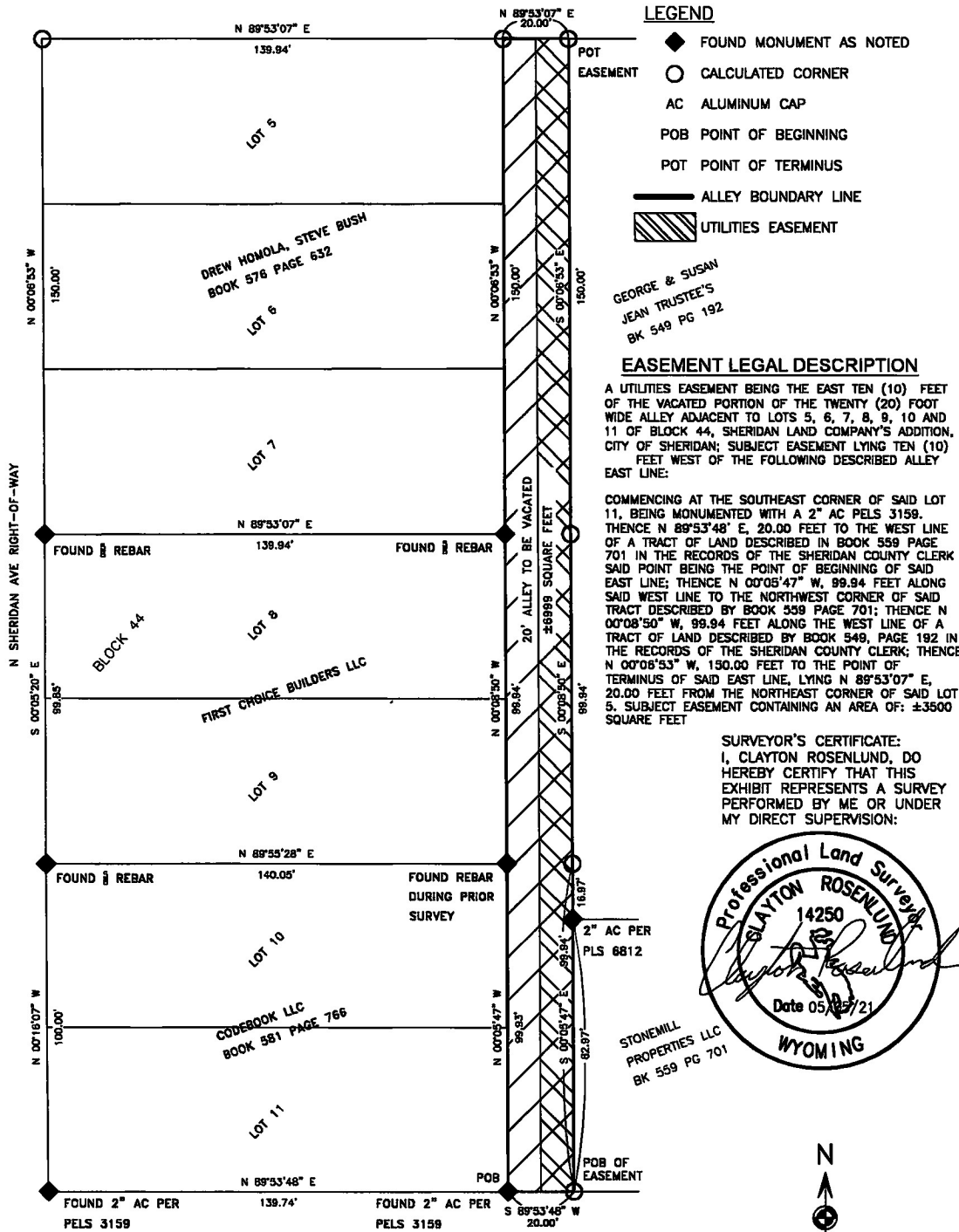


EXHIBIT A

OF THE VACATION OF A TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 44, SHERIDAN LAND COMPANY'S ADDITION, CITY OF SHERIDAN, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

TOTAL AREA: ±6999 SQUARE FEET AND
A UTILITIES EASEMENT BEING THE EAST HALF OF SAID VACATED ALLEY

**ALLEY AREA TO BE VACATED LEGAL DESCRIPTION**

A TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 44, SHERIDAN LAND COMPANY'S ADDITION, CITY OF SHERIDAN, LOCATED IN THE SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 17, BEING MONUMENTED WITH A 2" AC PLS 3159 AND BEING THE POINT OF BEGINNING OF SAID ALLEY. THENCE: N 00°05'47" W, 99.93 FEET ALONG THE EAST LINE OF LOTS 11&10; THENCE N 00°08'50" W, 99.94 FEET ALONG THE EAST LINE OF LOTS 8&9; THENCE N 00°06'53" W, 150.00 FEET ALONG THE EAST LINE OF LOTS 5, 6 AND 7 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 89°53'07" E, 20.00 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED BY BOOK 549 PAGE 192 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 00°06'53" E, 150.00 FEET ALONG SAID WEST LINE; THENCE S 00°08'50" E, 99.94 FEET ALONG SAID WEST LINE; THENCE S 00°05'47" E, 16.97 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 559, PAGE 701; THENCE S 00°05'47" E, 82.97 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 559, PAGE 701; THENCE S 89°53'48" W, 20.00 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF: ±6999 SQUARE FEET

**FOR: FIRST CHOICE BUILDERS
251 S THURMOND ST
SHERIDAN WY 82801**

Prepared by Cannon Consulting LLC (307)752-0109

DATE: 5/04/21

NO. 2022-775747 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CITY OF SHERIDAN PO BOX 364
SHERIDAN WY 82801

NO 3033-37E747 OUTCLAIM DEED