

QUITCLAIM DEED

SANDRA L. CROSS, a widow and single person, who is dealing herein and hereunder in her own sole and separate property, who appears herein in the first part as **GRANTOR**, and whose address is 523 Park Street, Sheridan, Wyoming, 82801, and who derived title under and by virtue of that certain **WARRANTY DEED** which is **recorded** in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 438 of Deeds**, commencing at **Page 582**, as further confirmed in that certain **AFFIDAVIT AFFECTING TITLE TO REAL PROPERTY / SUCCESSION OF TITLE BY SURVIVORSHIP**, which is **recorded** in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 472 of Deeds**, commencing at **Page 339**; **FOR AND IN CONSIDERATION** of family love and affection and for other good consideration, which is acknowledged, by these presents does **QUITCLAIM, CONVEY, AND DELIVER** unto the **SANDRA L. CROSS TRUST**, as **GRANTEE**, in the second part, which said trust is established under that certain **SANDRA L. CROSS TRUST AGREEMENT**; originally made and **dated March 22, 2006**, and as and if thereafter amended, restated, or otherwise modified, of which said **SANDRA L. CROSS TRUST** the sole **Trustee** as of the date of this conveyance is **Sandra L. Cross**, but as to which designation of Trustees with respect to this conveyance the **GRANTOR** and the **GRANTEE** also do intend to include any and every successor Trustee or alternate successor Trustee of and under that said **SANDRA L. CROSS TRUST**; and which said **SANDRA L. CROSS TRUST** is for the benefit of Sandra L. Cross and other beneficiaries who therein are designated or described, and **the address of which said SANDRA L. CROSS TRUST, for the mailing of property tax notices, is 523 Park Street, Sheridan, Wyoming 82801**; all of the aforesaid **GRANTOR'S** right, title, and interest, including therein any and all after-acquired title, in and to the real property, improvements, and appurtenances which herein below are described, and which are situate in the **County of Sheridan, State of Wyoming**, to wit:

Part of Lots 20, 21, 22, 23, and 24 of Block 5, Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point on the South Line of said Block, 86 feet East of the Southeast Corner of said Block 5; thence North, parallel with the West Line of said Block, 119 feet to a point; thence East 43 feet to a point; thence South 119 feet, more or less, to the South Line of said Block; and, thence West to the point of beginning;

Said Block being situated in the S ½ SW ¼ of Section 26, Township 56 North, Range 84 West of the Sixth PM; Sheridan County, Wyoming;

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

SUBJECT TO all reservations, rights-of-way, easements, covenants, restrictions, and encumbrances of record – expressly including that certain MORTGAGE in favor of the First Interstate Bank, which is recorded in the office of the Clerk and Recorder of Sheridan County, Wyoming, in Book 497 of Mortgages, commencing at Page 217, being denoted also therein as Document No. 423560; and, expressly including that certain WCDA DOWN PAYMENT LOAN MORTGAGE in favor of the First Interstate Bank, which is recorded in the office of the Clerk and Recorder of Sheridan County, Wyoming, in Book 497 of Mortgages, commencing at Page 233, being denoted also therein as Document No. 423561;

Also Known And Numbered As:

**523 Park Street
Sheridan, Wyoming 82801**

HEREBY RELEASING and WAIVING HOMESTEAD RIGHTS that otherwise might arise under or by virtue of the homestead exemption laws of the State of Wyoming.

DATED AND SIGNED this 22nd day of March, 2006.

Sandra L. Cross
SANDRA L. CROSS, GRANTOR

ACKNOWLEDGMENT

STATE OF WYOMING)
) ss.
County Of Sheridan)

The foregoing QUITCLAIM DEED was signed and acknowledged before me this 22nd day of March, 2006, by Sandra L. Cross, who appears therein in the first part as the GRANTOR, and who personally is known to me; as witnesseth my hand and official seal.

Robert James Wyatt
Notary Public



My commission expires: March 19, 2007