

2018-747097 12/17/2018 11:33 AM PAGE: 1 OF 1 BOOK: 578 PAGE: 258 FEES: \$12.00 HLM QUITCLAIM DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Francis M. Legerski, a single person, Grantor, of the County of Sheridan, State of Wyoming, in consideration of Ten and xx/100 Dollars (\$10.00), for specific bargained rights 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 Grantees Joan M. Legerski of 1601 Rancho Way, Loveland, Colorado 80537, John M. Legerski of 387 Big Goose Road, Sheridan, Wyoming 82801, and James M. Legerski of 385 Big Goose Road, Sheridan, Wyoming 82801, as Tenants in Common, Grantees, 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:

A tract of land, containing approximately 27.8 acres, more or less, situated in the West half of the Southeast quarter and the East half of the Southwest quarter of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, described as follows:

Beginning at a point which is South 66°30' East 430 feet from the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 31; thence North 62°37' East 1160 feet to a point; thence South 30°54' East 1318 feet to a point; thence South 72°06' West 440 feet; thence South 80°41' West 144 feet; thence South 87°03' West 110 feet; thence North 82°22' West 314 feet; thence North 68°00' West 584 feet; thence North 41°32' West 50 feet; thence North 24°37' East 191.5 feet; thence North 40°30' West 356 feet to the point of beginning; excepting the following described tract conveyed to Robert E. Beck and Fanchon M. Beck:

Beginning at a point S 70°30' E. 1470 feet from the Northwest corner of the SE¼ SW¼ of said Section 31; thence N. 59°54' E. 169.3 feet; thence S. 50°05' E. 397.6 feet; thence S. 43°28' E. 160.8 feet; thence S. 76°53' W. 269.5 feet; thence N. 46°48' W. 331.1 feet; thence N. 25°47' W. 134.6 feet to the point of beginning, containing 2.5 acres, more or less.

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

SUBJECT to all reservations, restrictions, easements, rights-of-way and covenants of record; and,

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which are not shown in the public records.

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

DATED this 4 day of Octo	ber, 2018.
	Manas M. Legenski Francis M. Legerski
STATE WYOMING)	
) ss County of Sheridan)	
The foregoing instrument was acknowlay of _OCTObec, 20	wledged before me by Francis M. Legerski this <u>9</u>
WITNESS my hand and official seal	
WA COMMISSION EXHIBES SCHIEF OF COUNTY OF COUNTY OF COUNTY OF CHARACTURES OF COUNTY OF	Motary Public E. Hu

My Commission Expires: <u>Geptember 24, 2020</u>