

Sheridan Heights Ranch, LLC ("Grantor") of Sheridan County, Wyoming transfers and conveys to System Land, LLC ("Grantee") whose address is 13 Cemetery Road, Sheridan, Wyoming 82801 the following described property situate in Sheridan County, Wyoming:

Township 56 North, Range 84 West, 6th P.M.

Section 20: N/2SE/4, NE/4SW/4,  
SE/4NW/4, SW/4NE/4

Section 21: SW/4SW/4, NE/4SW/4 and  
a tract of land situate in the  
SE/4SW/4 described as follows:

Beginning at the Southwest Corner of said Quarter Section  
thence East along Section line a distance of 282 feet,  
thence North a distance of 227 feet,  
thence North 36°43' East a distance of 95 feet;  
thence North a distance of 80 feet,  
thence North 58°00' West a distance of 400 feet to the west line of said  
Quarter Section  
thence South along said West line a distance of 600 feet to the point of  
beginning, containing an area of 3.5 acres, more or less, including  
public rights of way

Section 28: W/2NW/4 and the West 5 acres of the NE/4NW/4, and  
all of the N/2SW/4 lying north and west of Big Goose  
County Road

Section 29: N/2, N/2SE/4, NE/4SW/4 excepting therefrom those tracts  
of land conveyed to the City of Sheridan and that tract of land  
described in the deed recorded in Book P of Deeds at Page 52

Section 30: S/2NE/4, that part of the N/2SE/4 described as follows:

Beginning at the East quarter corner of said Section;  
thence South along Section line 640 feet;  
thence West 725 feet;  
thence North 42°26' West a distance of 772 feet;  
thence West 675 feet;  
thence South 895 feet;  
thence West 732 feet to the center line of said Section, thence North  
along said Section line 920 feet, more or less, to the center of said  
Section, thence East to the point of beginning.

Together with all buildings, improvements and fixtures situate thereon and all water  
and water rights, ditches and ditch rights appertaining thereto.

Dated this 21 day of March, 2003.

Sheridan Heights Ranch, LLC

By: Donald H. Roberts  
Donald H. Roberts, Manager

By: Donald B. Roberts  
Donald B. Roberts, Manager

STATE OF WYOMING           )  
   ) ss.  
 COUNTY OF SHERIDAN       )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2003 by Donald H. Roberts, Manager of Sheridan Heights Ranch, LLC.

Witness my hand and official seal.



Lindsey Hamilton  
 Notary Public  
 My Commission Expires: October 18, 2006

STATE OF WYOMING           )  
   ) ss.  
 COUNTY OF SHERIDAN       )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2003 by Donald B. Roberts, Manager of Sheridan Heights Ranch, LLC.

Witness my hand and official seal.



Lindsey Hamilton  
 Notary Public  
 My Commission Expires: October 18, 2006

## QUITCLAIM DEED

Sheridan Heights Ranch, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to System Land LLC, a Wyoming limited liability company, GRANTEE, whose address is 200 Ranch Court Sheridan 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:

**Township 56 North, Range 84 West, 6<sup>th</sup> PM, Sheridan County, Wyoming.**

**Section 21: NW $\frac{1}{4}$ SW $\frac{1}{4}$**

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.

WITNESS our hands this 17 day of September, 2021.

Sheridan Heights Ranch, LLC,  
a Wyoming limited liability company,

By: Don Roberts (aka Donald H. Roberts)  
TITLE: Managing Member

STATE OF WYOMING

ss.

COUNTY OF Sheridan

This instrument was acknowledged before me on the 17<sup>th</sup> day of September, 2021 by Donald H. Roberts, managing member of Sheridan Heights Ranch, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Kelly Camino  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 9/7/23

**NO. 2021-772569 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

