



WARRANTY DEED

Herbert V. Adams and Timothy W. Adams, Co-Trustees of the Herbert V. Adams Trust of February 3, 2006, Grantors, for and in consideration of \$10.00 and other good and valuable consideration, received and acknowledge, do hereby convey and warrant to Timothy W. Adams, a married man as his sole and separate property, whose address is 380 Hudson, Denver Colorado 80220, all of Grantors right, title and interest in and to the following described real estate, situate in Sheridan County, Wyoming, to-wit:

A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 53 North, Range 83 West, 6th P.M., described as follows:

Commencing at a point which is North 295 feet; thence East 720 feet from the Southwest corner of Section 8, Township 53 North, Range 83 West of the Sixth Principal Meridian; thence running North 365 feet to a point; thence East 170 feet to a point; thence South 115 feet to a point; thence West 85 feet to a point; thence South 250 feet to a point; and thence West 85 feet to the point of beginning.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

WITNESS our hand this 24th day of February, 2012.

Herbert V. Adams by Timothy W. Adams
 Herbert V. Adams, Co-Trustee

Timothy W. Adams
 Timothy W. Adams, Co-Trustee

STATE OF WYOMING)
)ss
 County of Sheridan)

ACKNOWLEDGMENT

On this 24 day of February, 2012, Herbert V. Adams, whom I know personally, personally appeared before me and acknowledged that the foregoing was executed for him by Timothy W. Adams whom I know personally, and further acknowledged this to be his free and voluntary act.

WITNESS my hand and official seal



Virgil G. Kinnard
 Notary Public

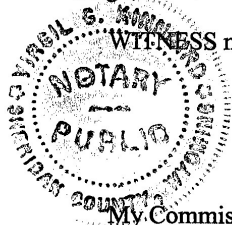
My Commission Expires: February 3, 2014



STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Timothy W. Adams
this 24 day of February, 2012.

WITNESS my hand and official seal.



Virgil G. Kinnaird
Notary Public

My Commission Expires:

February 2, 2014

NO. 2012-694509 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
VIRGIL KINNAIRD P O BOX 627
SHERIDAN WY 82801

CERTIFIED COPY

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
WITHIN AND FOR THE COUNTY OF SHERIDAN, STATE OF WYOMING

TIMOTHY W. ADAMS

Plaintiff,

vs.

ANNABEL WOLFE, deceased and her
unknown heirs, assigns and successors in
interest,

Defendants.

Civil Action No. CV-2022-400

No. _____
District Court Sheridan County Wyoming

APR 06 2023

Rene Botten

Clerk

GLENDIA BROWN Deputy

ORDER QUIETING TITLE

THIS MATTER came on to be considered upon Motion of Plaintiff to enter order after default in answer by any person. Upon reviewing and considering all matters of record and inquiring of counsel, the Court finds:

1. Plaintiff has been and is in the actual, open, notorious and exclusive possession of certain real property situate in Sheridan County, Wyoming, to wit:

See Exhibit "A"

2. Plaintiff has been in the actual, open, notorious and exclusive possession of the described real property for more than ten (10) years and his direct and lineal predecessors also had been in possession, exclusive to all persons.

3. Plaintiff and his predecessors have used the property as access to and part of real property contiguous to the said real property for more than ten (10) years, actually approximately seventy (70) years.

4. Plaintiff, upon filing this Petition to Quiet Title, has given Notice of Publication, with the first publication being December 23, 2022 and the fourth weekly publication being

January 13, 2023, all as appears of record in this matter pursuant to Affidavit of Publication of the Sheridan Press, a newspaper of general circulation in Sheridan County, Wyoming.

5. More than thirty (30) days have elapsed since the last Notice of Publication.
6. No answer or entry of appearance has been entered in this matter.
7. Pursuant to W.R.C.P. Rule 55, Plaintiff is now entitled to judgment granting quiet title to the subject real property.
8. The Court specifically finds:
 - a. Plaintiff and counsel made diligent effort to locate and identify Defendant or Defendant's heirs.
 - b. Address of Defendant is unknown.
 - c. Defendant appears to be deceased, leaving no descendants.
 - d. There is no record in Sheridan County of any proceedings in probate or administration, no record of heirs or beneficiaries and no other records of real or personal property.
 - e. The only record of Defendant appears to be a deed dated December 15, 1921 at Book 17, page 799 regarding a parcel of a larger piece of land of which the parcel at issue was part.

WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that title in and to the following described real property is quieted, settled and rests with Plaintiff Timothy W. Adams, to-wit:

See Exhibit "A"

IT IS FURTHER ORDERED, Timothy W. Adams as against all persons, including Defendant and all persons who may claim by or through her, is the owner in fee of the lands described on Exhibit "A".

Dated this 6 day of April, 2023.

BY THE COURT:

ORIGINAL SIGNED BY: DARCI A.V. PHILLIPS

District Court Judge

Provide copies to:

Virgil G. Kinnaird (3)

Certificate of Clerk of the District Court. The above is a true and correct copy of the original instrument which is on file or of record in this court.

Done this 6 day of April, 2023

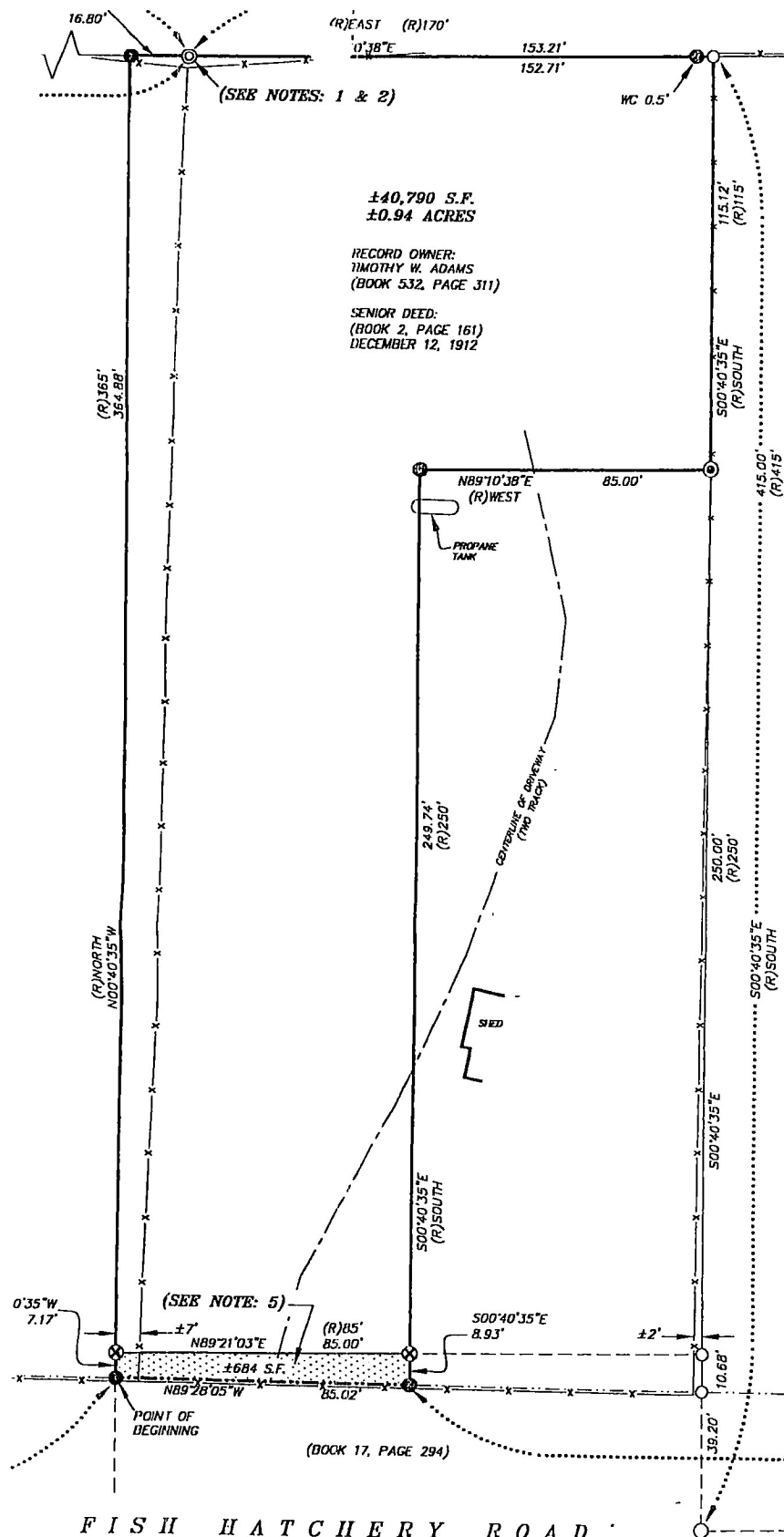
Rene Botter Clerk

By [Signature] Deputy

EXHIBIT "A"

A tract of land situated in the SW1/4SW1/4 of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the Southwest corner of said Section 8 (monumented with a 3-3/4" brass cap per PLS 102); then N68°20'24"E, 771.28 feet to the point of beginning of said tract, said point lying on the West line of the tract of land described in Book 17 of Deeds, page 294, and the North right-of-way line of Fish Hatchery Road (a/k/a State Highway No. 194); then N00°40'35"W, 7.17 feet along said West line of said tract described in Book 17 of Deeds, page 294 to a point, said point being the Southwest corner of a tract of land described in Book 532 of Deeds, page 311; thence N89°21'03"E, 85.00 feet along the South line of said of tract described in Book 532 of Deeds, page 311 to a point, said point being the Southwest corner of a tract of land described in Book 384 of Deeds, page 217; thence S00°40'35"E, 8.93 feet to a point, said point lying on said North right-of-way line of Fish Hatchery Road (a/k/a State Highway No. 194); thence N89°28'05"W, 85.02 feet along said North right-of-way line of Fish Hatchery Road (a/k/a State Highway No. 194) to the point of beginning of said tract.



FISH HATCHERY ROAD

(AKA STATE HIGHWAY NO. 194)

SESSION LAWS OF WYOMING, 1953 CHAPTER 181

(BOOK 124, PAGE 264)

(R)50'



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FEES: \$24.00 PK ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-784895 ORDER

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

KINNAIRD KELLER LAW PC P O BOX 627

SHERIDAN WY 82801