


Cowboy State Title, LLC
201 North Connor Street, Suite 250
Sheridan, WY 82801


2022-777718 4/12/2022 1:08 PM PAGE: 1 OF 3
FEES: \$18.00 PK CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is executed and recorded to correct a scrivener's error in the legal description in that Warranty Deed Recorded on March 17, 2022, as Document No. 2022-777107.

Anthony B. Quinn and Melinda S. Quinn, husband and wife, as tenants by the entirety, located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantors") for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Frank J. Maestri, II, Trustee of the MFM Maestri Legacy Trust dated July 19, 2019** located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantee") the following described real estate, situated in Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

See Exhibit "A", attached hereto.

TOGETHER WITH all and singular the tenements, rights, privileges, hereditaments, and appurtenance thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, TO HAVE AND TO HOLD the herein-described property unto the Grantee, and his heirs, successors, and assigns, in fee simple, forever, SUBJECT TO all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantors, their heirs, successors, executors, and administrators, covenants with Grantee, and with their successors and assigns, that Grantors are lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantors will, and their heirs, successors, executors, and administrators shall, warrant and defend the same to said Grantee, and their successors, and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor have executed and delivered this Warranty Deed under seal as of the day and year below written.

Signatures and acknowledgement(s) are on the following page.

GRANTORS:


Anthony B. Quinn

Date: 4/11/22


Melinda A. Quinn

Date: 4/11/2022

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 11th day of April, 2022 by Anthony B. Quinn.


Signature of Notarial Officer
My commission expires: 7/27/24

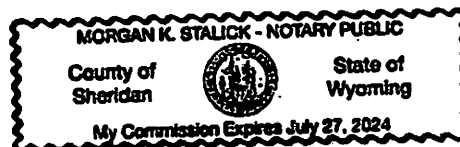


ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 11th day of April, 2022 by Melinda A. Quinn.


Signature of Notarial Officer
My commission expires: 7/27/24





2022-777718 4/12/2022 1:08 PM PAGE: 3 OF 3
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Exhibit "A"

A tract of land located in a part of Section 9, Township 53 North, Range 83 West, of the 6th P.M., Sheridan County, Wyoming being more particularly described as follows:

All that part of Section 9 lying South and East of the Southerly and Easterly Right of Way line of State Highway 193 and South and West of the following described line:

Beginning at the point that is marked by a 2" aluminum cap stamped PELS 8663 that is located on the South line of said Section 9, S88°34'56"W, 1631.76 feet from the Southeast corner of said Section 9 monumented by a pipe;

Thence N01°32'53"W, 472.39 feet to a 2" aluminum cap stamped PELS 8663;

Thence N31°34'27"W, 806.80 feet to a 2" aluminum cap stamped PELS 8663;

Thence N14°35'09"W, 317.53 feet to a 2" aluminum cap stamped PELS 8663;

Thence N41°13'51"W, 144.37 feet to a 2" aluminum cap stamped PELS 8663;

Thence N66°15'05"W, 448.03 feet to a 2" aluminum cap stamped PELS 8663;

Thence N40°24'32"W, 331.52 feet to a 2" aluminum cap stamped PELS 8663;

Thence N02°45'23"W, 1005.52 feet to a 2" aluminum cap stamped PELS 3663;

Thence N23°30'49"W, 593.20 feet to a 2" aluminum cap stamped PELS 3663;

Thence N44°13'51"W, 762.22 feet to a 2" aluminum cap stamped PELS 8663;

Thence N10°20'25"W, 652.85 feet to a 2" aluminum cap stamped PELS 8663;

Thence N80°39'25"W, 788.65 feet to a point of terminus being on the Easterly Right of Way line of State Highway 193 and monumented by a 2" aluminum cap stamped PELS 8663.

ALSO INCLUDING:


All of NE¼SE¼, Section 8, Township 53 North, Range 83 West, of the 6th P.M., Sheridan County, Wyoming

EXCEPTING THEREFROM:

SW¼SW¼ of Section 9, Township 53 North, Range 83 West, of the 6th P.M., Sheridan, Wyoming
AND

The existing State Highway No. 193 Highway Right of Way

Cowboy State Title, LLC
201 North Connor Street, Suite 250
Sheridan, WY 82801


2022-778613 5/17/2022 11:08 AM PAGE: 1 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Frank J. Maestri, II, Trustee of MFM Maestri Legacy Trust dated July 19, 2019, located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, does hereby convey and warrant unto **Daniel Tappenden and Holly Tappenden, a married couple** located in Sheridan County, State of Wyoming, (hereinafter known as the "Grantees"), the following described real estate situated in Sheridan, State of Wyoming, to wit:

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming being more particularly described as follows:

Commencing at the east quarter corner of said Section 8 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812);

thence S88°58'31"W, 408.75 feet along the north line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the POINT OF BEGINNING of said tract; said point lying on the northwesterly right-of-way line of Wyoming State Highway No. 193;

thence, along said northwesterly right-of-way line through a non-tangent curve to the left, having a central angle of 07°28'03", a radius of 577.46 feet, an arc length of 75.26 feet, a chord bearing of S63°35'05"W, and a chord length of 75.21 feet to a point, said point being Station 22+05.51, 100.00'LT;

thence S88°49'46"W, 160.28 feet along said northwesterly right-of-way line to a point, said point being Station 21+04.87, 192.47'LT;

thence, along said northwesterly right-of-way line through a non-tangent curve to the left, having a central angle of 81°57'20", a radius of 199.15 feet, an arc length of 284.86 feet, a chord bearing of S47°51'57"W, and a chord length of 261.19 feet to a point, said point being Station 19+08.78, 236.68'LT; thence S06°53'37"W, 297.11 feet to a point, said point being Station 16+38.07, 121.50'LT;

thence, along said northwesterly right-of-way line through a non-tangent curve to the right, having a central angle of 26°43'20", a radius of 369.26 feet, an arc length of 172.22 feet, a chord bearing of S20°09'09"W, and a chord length of 170.66 feet to a point, said point being Station 14+50.33, 75.00'LT;

thence, along said northwesterly right-of-way line through a non-tangent curve to the right, having a central angle of 18°52'51", a radius of 402.46 feet, an arc length of 132.62 feet, a chord bearing of S54°20'17"W, and a chord length of 132.02 feet to a point, said point being S.C. Station 12+92.94, 75.00'LT;

thence, continue along said northwesterly right-of-way line offset 75.00 feet to the left from a spiral curve at said centerline of said right-of-way, the spiral chord bearing and distance of said northwesterly right-of-way spiral curve is S73°35'09"W, 220.54 feet to a point, said point being T.S. Station 10+52.94, 75.00'LT;

thence S78°10'43"W, 86.61 feet along said northwesterly right-of-way line to a point, said point lying on the west line of said NE¼SE¼;

thence, leaving said northwesterly right-of-way line of Wyoming State Highway No. 193, N00°38'31"E, 807.94 feet along said west line of the NE¼SE¼ to a point, said point being the northwest corner of said NE¼SE¼ (Monumented with a 2" Aluminum Cap per PLS 6812);

thence N88°58'31"E, 910.44 feet along said north line of the NE¼SE¼ to the POINT OF BEGINNING of said tract.

Together with all and singular the tenements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any wise appertaining thereto, and all improvements affixed thereto, to have and to hold the herein-described property unto the Grantee, and its successors and assigns, in fee simple, forever, subject to all patents, easements, rights of way, reservations, covenants, conditions, restrictions, and prior recorded leases, assignments, deeds, and other conveyances or transfers of record and all ad valorem property taxes levied upon the subject property from and after the date hereof.

And said Grantor, for said Grantor's successors and assigns, covenants with Grantees, and with their successors and assigns, that Grantor is lawfully seized in fee simple of the said herein-described property; that said herein-described property is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years; and that Grantor will, and their successors and assigns shall, warrant and defend the same to said Grantees, and their successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed under seal as of the date written below.

Signature(s) and acknowledgment are on the following page.

GRANTOR:

MFM Maestri Legacy Trust dated July 19, 2019

By: Frank J. Maestri, II
Frank J. Maestri, II, Trustee

Date: May 17 22

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF SHERIDAN

This instrument was acknowledged before me on this 17 day of May, 2022 by Frank J. Maestri, II, Trustee of MFM Maestri Legacy Trust dated July 19, 2019.

Michelle Lawson
Signature of Notarial Officer

My commission expires: 7.27.24

