

QUITCLAIM DEED

C.S.C. Land Company, L.L.C., a Wyoming limited liability company, "Grantor," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and quitclaims to **Matthew J. Cherni and Diane L. Cherni, Trustees of the Matthew and Diane Cherni Trust dated May 22, 2015**, "Grantees," of P.O. Box 996, Ranchester, Wyoming 82839, the following described real estate, situate in Sheridan County, State of Wyoming, more particularly described on Exhibit "A" and depicted on the Certificate of Survey attached as Exhibit "B" attached hereto.

TOGETHER WITH all improvements thereon,

SUBJECT TO all exceptions, reservations, right-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.

This conveyance is for the purpose of completing a boundary line adjustment, along the boundary of adjacent parcels of agricultural property for agricultural purposes, in compliance with W. S. § 18-5-303(a), which does not have the effect of creating a new, separately owned parcel. The lands described herein shall become part of a tract of land described in the Quitclaim Deed recorded May 28, 2015, in Book 553 at Page 365 of the Sheridan County, Wyoming, records.

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

WITNESS our hands this 31 day of JANUARY, 2024.

C.S.C. Land Company, L.L.C., a Wyoming
limited liability company

By: Matthew J. Cherni
Matthew J. Cherni, Manager



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FEES: \$21.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

This instrument was acknowledged before me this 31 day of JANUARY,
2024, by **Matthew J. Cherni, Manager of C.S.C. Land Company, L.L.C., a Wyoming
limited liability company.**

WITNESS my hand and official seal.

Tina R Jones
Notarial Officer

My Commission expires: 9-16-2029

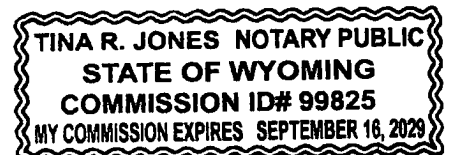


Exhibit "A"

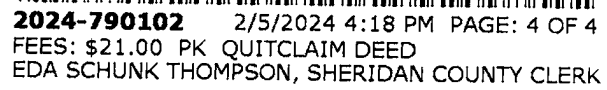
TRACT 1A

FROM: C.S.C. LAND COMPANY, L.L.C.
TO: MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE
MATTHEW AND DIANE CHERNI TRUST DATED MAY 22, 2015:

A TRACT OF LAND LOCATED IN THE W1/2NW1/4, SECTION 11, T.57N., R.86W.,
6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159,
MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE
ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF
3557.66 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159,
MONUMENTING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS
DESCRIBED WITHIN INSTRUMENT 2015-719600 AND THE POINT OF
BEGINNING OF SAID TRACT; THENCE CONTINUING ALONG THE WEST LINE
OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF 516.66 FEET TO A 2"
ALUMINUM CAP, STAMPED PLS 14558; THENCE S65°42'40"E, A DISTANCE OF
513.58 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 LYING ON THE
NORTHERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED WITHIN
INSTRUMENT 2015-719600; THENCE ALONG SAID NORTHERLY LINE OF
PARCEL THE FOLLOWING THREE (3) COURSES: 1.) S52°31'52"W, A DISTANCE
OF 83.66 FEET TO A 5/8" REBAR; 2.) N26°47'51"W, 45.77 FEET TO A 1-1/2"
ALUMINUM CAP STAMPED PELS 3159; 3.) S51°50'26"W, 478.01 FEET TO THE
POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 2.55 ACRES OF LAND, MORE OR LESS.



MINOR BOUNDARY ADJUSTMENT

BETWEEN
WATSON GREEN, S.D. LAND COMPANY, TRUSTED BY S.D.C. LAND COMPANY, L.L.C.
AND
THE STATE OF SOUTH DAKOTA, TRUSTED BY S.D.C. LAND COMPANY, L.L.C.

THE BOUNDARY LINE BETWEEN THE TRUSTED BY S.D.C. LAND COMPANY, L.L.C. AND THE STATE OF SOUTH DAKOTA, TRUSTED BY S.D.C. LAND COMPANY, L.L.C. IS ADJUSTED TO THE CORNER OF SECTION 11, T17N, R10W, SPMR. 20, DEED 24, S.D. 18, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553,

NO. 2024-790102 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
BRIAN CHERNI P O BOX 126
SHERIDAN WY 82801