

QUITCLAIM DEED

John C. Bocek as the trustee of the John J. Bocek Trust dated February 1, 1996 and as trustee of the Betty E. Bocek Trust dated February 1, 1996 ("Grantor") conveys and quitclaims to Sandra J. Peterson ("Grantee") whose address is 418 Adkins Place, Sheridan, WY 82801 the following described land situate in Sheridan County, Wyoming hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit 1

Together with all buildings, improvements and fixtures situate thereon and together with all water wells and water rights located on or appurtenant to the above described land.

Excepting, reserving, and conveying to Patsye E. McKey, her successors and assigns an access easement over and across the property described in attached Exhibit 2. This access easement shall be appurtenant to and for the benefit of the property described in attached Exhibit 3. This access easement shall terminate when the property described on attached Exhibit 3 is acquired by a person or entity owning land contiguous to the property described on attached Exhibit 3 that has legally enforceable access to a public road.

Dated this 16<sup>th</sup> day of December, 2015

John C Bocek  
John C. Bocek as the trustee of the John J. Bocek Trust  
dated February 1, 1996 and as trustee of the Betty E. Bocek  
Trust dated February 1, 1996

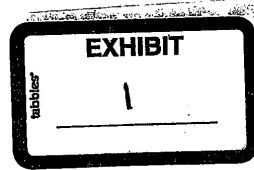
STATE OF WYOMING )  
 )ss  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me this 16<sup>th</sup> day of December, 2015, by John C. Bocek as the trustee of the John J. Bocek Trust dated February 1, 1996 and as trustee of the Betty E. Bocek Trust dated February 1, 1996. Witness my hand and official seal.

Tom C Jones  
Notary Public

My commission expires: Nov. 26, 2017





### LAND DESCRIPTION

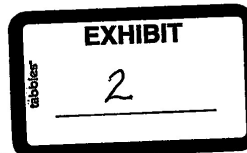
A parcel of land located within a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , of Section 3, the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , a portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , and a portion of the SW $\frac{1}{4}$ NE  $\frac{1}{4}$  of Section 10, Township 54 North, Range 83 West, 6th Principle Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Commencing at an aluminum capped rebar marking the Section corner common to Sections 4 and 9, and said Sections 3 and 10, thence S89°49'53"E, a distance of 1020.21 feet POINT OF BEGINNING of this property description;

thence S89°49'53"E, a distance of 297.05 feet, to the West sixteenth corner common to said Sections 3 and 10;  
thence N00°15'42"W, a distance of 1310.35 feet, to the Southwest sixteenth corner of said Section 3;  
thence S89°34'09"E along the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3, a distance of 1075.32 feet to the intersection with the centerline of US HWY 14;  
thence S17°13'46"E along said centerline of US HWY 14, a distance of 630.83 feet, to the beginning of a tangent-circular curve to the left;  
thence along said centerline of US HWY 14, which follows the arc of said tangent-circular curve to the left, a distance of 214.84 feet, said curve having a radius of 5627.01 feet, a central angle of 2°11'15", and a long chord which bears S18°19'24"E, a distance of 214.83 feet to the intersection with the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3;  
thence S00°44'18"W, a distance of 499.71 feet, to quarter corner common to said Sections 3 and 10;  
thence S00°14'21"W, a distance of 1284.38, to the North-Center sixteenth corner of said Section 10;  
thence N89°49'07"E along the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 10, a distance of 797.20 to the intersection with said centerline of US HWY 14, said intersection being the beginning of a nontangent-circular curve to the left;  
thence along said centerline of US HWY 14 which follows the arc of said nontangent-circular curve to the left, a distance of 201.04 feet, said curve having a radius which bears N54°40'18"E a distance of 2291.87 feet, a central angle of 5°01'34", and a long chord which bears S37°50'29"E, a distance of 200.98 feet;  
thence S40°21'15"E along said centerline of US HWY 14, a distance of 517.63 feet;  
thence S49°38'45"W, a distance of 144.80 feet;  
thence N41°23'35"W, a distance of 222.91 feet;  
thence N64°49'56"W, a distance of 162.51 feet;  
thence N70°01'43"W, a distance of 278.42 feet;  
thence S45°06'48"W, a distance of 94.03 feet;  
thence S16°24'11"W, a distance of 40.39 feet;  
thence S80°04'37"W, a distance of 67.14 feet;  
thence S25°46'06"E, a distance of 452.00 feet;  
thence S83°42'23"W, a distance of 1247.21 feet;  
thence S86°03'51"W, a distance of 838.07 feet;  
thence N00°58'04"E, a distance of 832.87 feet;  
thence N48°46'21"W, a distance of 379.05 feet;  
thence N04°27'09"E, a distance of 1241.27 feet, more or less, to the POINT OF BEGINNING.

Said parcel containing 134.34 acres, more or less, and being subject to all easements, right-of-ways, and restrictions of record.

Basis of bearing being GPS North.



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Client: Bocek

Project No. B14-038

January 19, 2015

### ACCESS EASEMENT DESCRIPTION

An Access Easement over and across a portion of SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10, Township 54 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, said easement being twenty (20.0) feet in width, and located ten (10.0) feet on each side of the following described centerline, the side lines of said easement to be extended or shortened to meet at angle points and to terminate at legal boundaries crossed:

Commencing at the West corner of said Section 10, thence N77°44'31"E a distance of 1338.81 feet, to the Point of Beginning of this centerline description;

thence from said Point of Beginning, N37°34'55"W a distance of 148.62 feet to the Point of Termination of this centerline description, and from which point the Northwest corner of said Section 10 bears N28°33'39"W a distance of 2503.60 feet.

The entire described easement being subject to all easements, right-of-ways, and restrictions of record.

Bearings shown hereon are based on N00°24'21"E a distance of 2601.04 feet between said West  $\frac{1}{4}$  corner and said northwest corner of Section 10.



**LAND DESCRIPTION**

A parcel of land located within the N $\frac{1}{4}$ NE $\frac{1}{4}$ , and a portion of the S $\frac{1}{4}$ NE $\frac{1}{4}$ , of Section 9, and a portion of the W $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10, Township 54 North, Range 83 West, 6th Principle Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Commencing at an aluminum capped rebar marking the Section corner common to said Section 9 and 10, and Sections 3 and 4, said aluminum capped rebar being the True POINT OF BEGINNING of this property description;

thence S89°49'53"E along the line common to said Sections 3 and 10, a distance of 1020.21 feet;  
thence S04°27'09"W, a distance of 1241.27 feet;  
thence S48°46'21"E, a distance of 379.05 feet;  
thence S00°58'04"W, a distance of 724.74 feet;  
thence S89°21'19"W, a distance of 3814.29 feet, to the North-South midsection line of said Section 9;  
thence N00°18'55"E, a distance of 2255.36 feet, to the quarter corner common to said Sections 4 and 9;  
thence N89°56'36"E along the line common to said Sections 4 and 9, a distance of 2604.96 feet, more or less, to the POINT OF BEGINNING.

Said parcel containing 188.34 acres, more or less, and being subject to all easements, right-of-ways, and restrictions of record.

Basis of bearing being GPS North.