

QUITCLAIM DEED

GJR Services, LLC, a Wyoming limited liability company, of P.O. Box D, Sheridan, WY 82801 (mail), 373 St. Hwy 193, Banner, WY 82833 (physical), hereinafter ("GRANTOR"), hereby CONVEYS AND QUITCLAIMS unto, **Christine Roberts, Trustee of the Christine Roberts Revocable Trust dated April 30, 2014, and any amendments thereto**, of 3737 St. Hwy 193, Banner, WY 82833 ("GRANTEE"), all of the right, title and interest it received via that certain Warranty Deed recorded in the Sheridan County Clerk and Recorder's Office on 6/4/2013, at Book 541, Page 2, Instrument No: 2013-705155, the following described real estate and improvements situate in Sheridan County, State of Wyoming, to-wit:

Township 53 North, Range 83 West, 6th P.M., Sheridan County, Wyoming

Section 8: A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Beginning at a point which is North 894.3 feet and East 1303.2 feet from the Southwest corner of said Section 8; thence S.0°16'E. 234.6 feet, along the West right-of-way line of Wyoming Secondary Highway; thence S.89°23'W., 175 feet; thence N.0°13'W., 231.0 feet to the South right-of-way line of Wyoming Secondary Highway; thence N.88°12'E., along the South right-of-way line a distance of 175 feet, more or less, to the point of beginning.

AND

Section 8: A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ said tract more particularly described as follows:

Commencing at the southwest corner of said Section 8; thence N62°55'53"E, 1460.99 feet to the Point of Beginning of said tract, said point lying on the west right of way line of Fish Hatchery Road and being the northeast corner of a tract of land described in Book 172 of Deeds, Page 536; thence S00°40'21"E, 165.32 feet along said west right of way line and the east line of said tract described in Book 172 of Deeds, Page 536 to a point, said point being the northeast corner of a tract of land described in Book 350 of Deeds, Page 233; thence S89°11'51"W, 225.55 feet along the north line of said tract described in Book 350 of Deeds, Page 233 to the northwest corner of said tract described in Book 350 of Deeds, Page 233, said point also being the northeast corner of a tract of land described in Book 288 of Deeds, Page 28; thence S89°11'51"W, 93.00 feet along the north line of said tract described in Book 288 of Deeds, Page 28 to the northwest corner of said tract described in Book 288 of Deeds, Page 28, said point also lying on the east line of a tract of land described in Book 236 of Deeds, Page 478; thence N00°40'21"W, 165.32 feet along said east line of said tract described in Book 236 of Deeds, Page 478 to a point, said point

being the northeast corner of said tract described in Book 236 of Deeds, Page 478; thence N89°11'51"E, 143.47 feet along the south line of a tract of land described in Book 401 of Deeds, Page 556 to the southeast corner of said tract described in Book 401 of Deeds, Page 556, said point also being the southwest corner of a tract of land described in Book 368 of Deeds, Page 313; thence N89°11'51"E, 175.08 feet along the north line of said tract described in Book 368 of Deeds, Page 313 to the Point of Beginning of said tract.

Together with all improvements, fixtures, hereditaments and appurtenances belonging thereto; and.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to any and all applicable building and zoning regulations and city, state and county subdivision laws and ordinances.

No homestead applies to this conveyance.

WITNESS my hand on this 24 day of November, 2020.

GRANTOR: **GJR Services, LLC**

By: [Signature]
Gary Roberts: Authorized Member of GJR Services, LLC

State of Wyoming)
) ss
County of Sheridan)

The foregoing instrument was executed and acknowledged before me by Gary Roberts as authorized member of GJR Services, LLC, a Wyoming limited liability company, this 24 day of November, 2020.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires Aug 19, 2021



NO. 2020-764279 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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SHERIDAN WY 82801