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FEES: $15.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Richard J. Hoover and Diana J. Hoover, husband and wife, GRANTORS, for and in consideration of Ten and No/100 ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to Richard J. Hoover and Diana J. Hoover, husband and wife as tenants by entirety with rights of survivorship, GRANTEE, whose address is P.O. Box 598 Big Horn, WY 82833 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

A portion of Lot 2 of Schunk Minor Subdivision to the Sheridan County, Wyoming; see Record of Survey filed in Drawer "A" of Plats, Number 730 and as more particularly described on Exhibit "A", attached hereto and incorporated herein;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-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.

WITNESS our hands this 26 day of April, 2024.

Richard J. Hoover

Richard J. Hoover

Diana J. Hoover

Diana J. Hoover

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 26 day of April, 2024 by Richard J. Hoover and Diana J. Hoover.

WITNESS my hand and official seal.

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24

CLOIE GOSS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 163784
MY COMMISSION EXPIRES: 03/02/2030

EXHIBIT A

LEGAL DESCRIPTION

Record Owner: *Richard J. & Diana J. Hoover*

Re: Parcel of land
March 21, 2024

Lot 2 of Schunk Minor Subdivision, A subdivision in Sheridan County, Wyoming.

Less and Except that portion of said Lot 2 conveyed by Warranty Deed to the Transportation Commission of Wyoming recorded October 9, 2001 in Book 427 of Deeds, Page 300.

Also,

Less and Except a portion of Lot 2 of Schunk Minor Subdivision to the Sheridan County, Wyoming; said tract of land being more particularly described as follows:

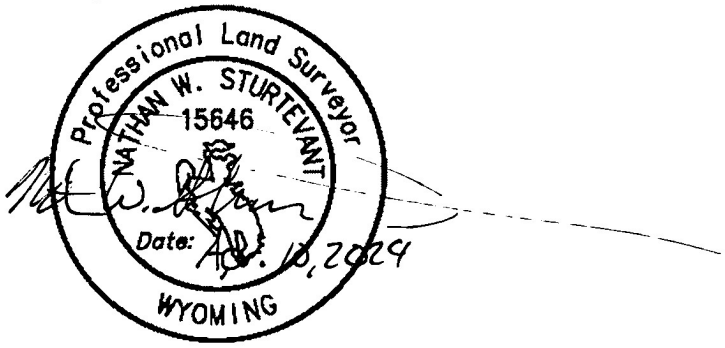
BEGINNING at the northwest corner of said Lot 2, Schunk Minor Subdivision; thence S89°46'13"E, 41.00 feet along the north line of said Lot 2 to a point; thence S07 °45'34"W, 283.16 feet to a point, said point lying on the west line of said Lot 2; thence N00 °33'54"W, 280.75 feet to the ***POINT OF BEGINNING*** of said tract;

A tract of land containing 0.13 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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WILCOX AGENCY
SHERIDAN WY 82801