


Recording Requested by:
When Recorded Mail Document to:
Brian Nix
30902 Clubhouse Dr. Unit 10A
Laguna Niguel, CA 92677


2023-784309 3/3/2023 10:09 AM PAGE: 1 OF 2
FEES: \$15.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

MAIL TAX STATEMENTS TO:
Brian Nix
30902 Clubhouse Dr. Unit 10A
Laguna Niguel, CA 92677

QUITCLAIM DEED

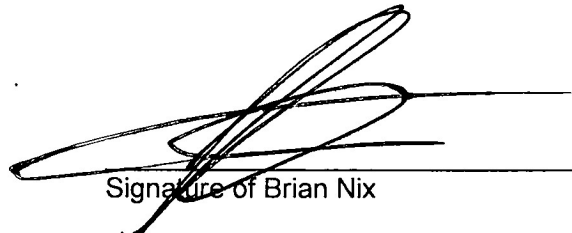
Documentary Transfer Tax: \$0

Brian Nix, declares that the Documentary Transfer Tax is none because this is a transfer from himself to himself as sole owner of Gable House, LLC. This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11911. Brian Nix, a single person, transfers, remises, releases, and forever quitclaims to Gable House, LLC (herein after known as "Grantee") whose address is 142 SR Buffalo Creek Road, Wyrarno, WY 82845, the following described real estate, situated in Sheridan County, Wyoming, full legal description is as follows:

A tract of land situated in the Southeast Quarter Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 26, and the Northeast Quarter Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 35, Township 56 North, Range 82 West of the 6th P.M. described as follows

Commencing at a point which is South 21°28' West, 2,746.4 feet from the Southeast (SE) corner of Section 26, Township 56 North, Range 82 West, said point being in the center line of a County Road; thence along the center line of the County Road South 70°08' East a distance of 212.5 feet; thence South 77°37' East 71.1 feet, thence leaving the center line of the County Road South 3°35' East 217 feet; thence South 10°55' East 97.2 feet; thence South 9°49' East 60.8 feet; thence South 74°40' West 335.6 feet; thence North 1°15' East 548.1 feet, more or less, to the point of beginning, and being in the County of Sheridan, State of Wyoming.

Dated: 2/2/22



Signature of Brian Nix



2023-784309 3/3/2023 10:09 AM PAGE: 2 OF 2
FEES: \$15.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

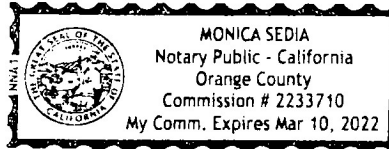
STATE OF CALIFORNIA)
COUNTY OF ORANGE)

On, FEBRUARY 2, 2022, before me, MONICA SEDIA, a Notary Public, personally Brian Nix, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Monica Sedia



NO. 2023-784309 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
COASTAL ESTATE PLANNING PC 29122 RANCHO VIEJO RD SUIT
SAN JUAN CAPISTRANO CA 92679