

QUITCLAIM DEED

Steve Nelson and Amanda Nelson, husband and wife (herein referred to as "Grantors"), whose address is 902 Big Goose Road, Sheridan, WY 82801, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and quitclaim to **James L. Nelson**, a single person (herein referred to as "Grantee") whose address is P.O. Box 6687, Sheridan, WY 82801, all of Grantors' interest in the following-described real estate which is situate in Sheridan County, Wyoming, to-wit.

WITNESSETH:

WHEREAS, Steve Nelson and Amanda Nelson, as owners of certain real property designated and particularly described in **Exhibit A**; and

WHEREAS, James L. Nelson is the owner of certain real property designated and particularly described in **Exhibit B**; and

WHEREAS, the parties entered into a specific agreement to transfer for good and valuable consideration, the receipt and sufficiency of where is hereby acknowledged, certain real property designated and particularly described in **Exhibit C**.

BOUNDARY LINE ADJUSTMENT FOR JAMES L. NELSON PROPERTY

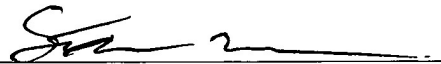
NOW, THEREFORE, in consideration for the foregoing recitals, Steven Nelson and Amanda Nelson hereby grant and convey to James L. Nelson the certain real property described in **Exhibit C** shall be incorporated into James L. Nelson's certain real property described in **Exhibit B** to create a single tract of land which hence forth shall be defined and described as set forth in **Exhibit D**.

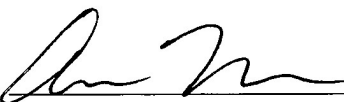
Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

BOUNDARY LINE ADJUSTMENT FOR STEVEN NELSON AND AMANDA
NELSON PROPERTY

NOW, THEREFORE, the conveyance of certain real property described in **Exhibit C** to James L. Nelson, the real property owned by Steven Nelson and Amanda Nelson, as Tenants by the Entireties, is hereby redefined to create a single tract of land described and set forth in **Exhibit E**.

Dated this 5th day of October, 2022.

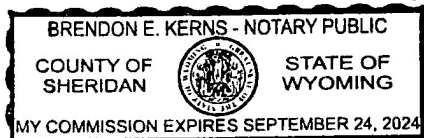

Steven Nelson, Grantor

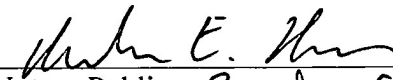

Amanda Nelson, Grantor

STATE OF WYOMING)
 : ss.
County of Sheridan)

The above and foregoing Quitclaim Deed was subscribed, sworn to and acknowledged before me this 5th day of October, 2022, by Steven Nelson and Amanda Nelson.

WITNESS my hand and official seal.




Notary Public: Brendon E. Kerns

My Commission expires: September 24, 2024

QUITLCAIM DEED

EXHIBIT A

**GRANTORS PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8. TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N0817'34"W, 1011.35 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 150 FEET OF THE SOUTH 1000 FEET OF SAID SE1/4SE1/4 AS DESCRIBED IN BOOK 454 OF DEEDS, PAGE 32; THENCE S0014'12"W, 27.59 FEET ALONG THE WEST LINE OF SAID EAST 150 FEET OF THE SOUTH 1000 FEET TO A POINT; SAID POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE S8951'25"W, 30.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S5400'25"W, 126.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S6541'00"W, 37.99 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S5031'00"W, 53.71 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S3633'38"W, 124.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S1124'43"W, 49.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S1827'51"E, 41.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S3612'53"E, 39.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S2250'59"W, 56.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S4752'17"W, 57.64 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S7711'24"W, 64.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S7232'25"W, 154.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S5400'48"W, 75.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE, N0213'54"E, 159.08 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED IN BOOK 356 OF DEEDS, PAGE 577, THENCE S4517'14"W, 72.61 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N5659'32"W, 138.23 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N7304'27"W, 119.25 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID ACCESS EASEMENT, N0212'03"W, 271.40 FEET TO A POINT; THENCE N8608'05"E, 127.32 FEET TO A POINT; THENCE N7605'01"E, 153.00 FEET TO A POINT; THENCE N5313'19"E, 102.26 FEET TO A POINT; THENCE S8942'07"E, 521.65 FEET TO A POINT; THENCE S0014'12"W, 127.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

QUITLCAIM DEED

EXHIBIT B

**JAMES L. NELSON PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N017'10"E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N017'10"E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; THENCE N6233'31"E A DISTANCE OF 50.53 FEET ALONG THE CENTERLINE OF BIG GOOSE CREEK; THENCE N5025'31"E A DISTANCE OF 95.03 FEET ALONG SAID CENTERLINE; THENCE N7726'46"E A DISTANCE OF 223.41 FEET ALONG SAID CENTERLINE; THENCE S8147'45"E A DISTANCE OF 60.85 FEET ALONG SAID CENTERLINE; THENCE S4220'37"E A DISTANCE OF 50.63 FEET ALONG SAID CENTERLINE; THENCE N8914'17"E A DISTANCE OF 165.28 FEET ALONG SAID CENTERLINE; THENCE N5400'15"E A DISTANCE OF 70.41 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT BEING ON THE CENTERLINE OF A 20 FOOT WIDE ACCESS ROAD EASEMENT; THENCE LEAVING THE CENTERLINE OF BIG GOOSE CREEK, S1518'50"E A DISTANCE OF 39.43 FEET ALONG THE CENTERLINE OF SAID ACCESS ROAD EASEMENT; THENCE S235'22"E A DISTANCE OF 54.69 FEET ALONG SAID CENTERLINE; THENCE S2317'41"E A DISTANCE OF 204.80 FEET ALONG SAID CENTERLINE; THENCE S221'09"E A DISTANCE OF 124.61 FEET ALONG SAID CENTERLINE; THENCE, LEAVING SAID CENTERLINE, N8942'22"W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



QUITLCAIM DEED

EXHIBIT C

LAND TRANSFERRED

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'56"W, 1011.03 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 150 FEET OF THE SOUTH 1000 FEET OF SAID SE1/4SE1/4 AS DESCRIBED IN BOOK 454 OF DEEDS, PAGE 32; THENCE S00°14'39"W, 27.59 FEET ALONG THE WEST LINE OF SAID EAST 150 FEET OF THE SOUTH 1000 FEET TO A POINT; SAID POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE S89°51'52"W, 30.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°00'52"W, 126.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S65°41'27"W, 37.99 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S50°31'27"W, 53.71 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°34'05"W, 124.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S11°25'10"W, 49.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S18°27'24"E, 41.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°12'26"E, 39.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S22°51'26"W, 56.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S47°52'44"W, 57.64 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S77°11'51"W, 64.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S72°32'52"W, 154.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°03'06"W, 75.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE, N02°14'21"E, 159.03 FEET TO A POINT, THENCE N61°02'31"E, 154.55 FEET TO A POINT; THENCE N01°06'57"E, 231.86 FEET TO A POINT; THENCE N29°55'55"E, 266.73 FEET TO A POINT; THENCE S89°41'40"E, 314.31 FEET TO A POINT; THENCE S00°14'39"W, 127.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT AND CONTAINING 4.00 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



QUITLCAIM DEED

EXHIBIT D

**JAMES L. NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8. TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'56"W, 1011.03 FEET TO THE POINT OF N00°14'39" E, 127.67 FEET, THENCE N 89°41'40" W, 314.31 FEET TO THE POINT OF BEGINNING OF SAID TRACT, THENCE S29°55'55"W, 266.73 FEET TO A POINT; THENCE S01°06'57" W, 231.86 FEET; THENCE S61°02'31"W, 154.55 FEET; THENCE N 45°16'47" W, 72.61 FEET; THENCE N56°59'05" W, 138.23 FEET; THENCE N 73°04'00" "W, 119.25 FEET; THENCE N 02°11'36" W, 271.40 FEET; THENCE N86°08'32"E, 127.32 FEET; THENCE N 76°05'28"E, 153.00 FEET; THENCE N 53°13'46" E, 102.26 FEET; THENCE S 89°41'40" E, 207.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.22 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

QUITCLAIM DEED

EXHIBIT E

**STEVEN NELSON AND AMANDA NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N 00°17'35" E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N 00°17'35" E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; ALONG THE CENTERLINE OF GOOSE CREEK THE FOLLOWING 6 COURSES: N 62°33'56" E A DISTANCE OF 50.53 FEET; THENCE N 50°25'56" E A DISTANCE OF 95.03 FEET; THENCE N 77°27'11" E A DISTANCE OF 223.41 FEET; THENCE S 81°47'20" E A DISTANCE OF 60.85 FEET; THENCE S 42°20'12" E A DISTANCE OF 50.63 FEET; THENCE N 89°14'42" E A DISTANCE OF 165.21 FEET; THENCE LEAVING BIG GOOSE CREEK, N 02°14'21" E A DISTANCE OF 159.03 FEET TO A POINT; THENCE N 61°02'31" E A DISTANCE OF 154.55 FEET; THENCE N 01°06'57" E A DISTANCE OF 231.86 FEET; THENCE N 29°55'55" E A DISTANCE OF 266.73 FEET; THENCE S 89°41'40" E A DISTANCE OF 314.31 FEET; THENCE S 00°14'39" W A DISTANCE OF 155.26 FEET TO A POINT ALONG THE CENTERLINE OF BIG GOOSE CREEK THE FOLLOWING 13 COURSES: S 89°51'52" W A DISTANCE OF 30.42 FEET; THENCE S 54°00'52" W A DISTANCE OF 126.82 FEET; THENCE S 65°41'27" W A DISTANCE OF 37.99 FEET; THENCE S 50°31'27" W A DISTANCE OF 53.71 FEET; THENCE S 36°34'05" W A DISTANCE OF 124.16 FEET; THENCE S 11°25'10" W A DISTANCE OF 49.42 FEET; THENCE S 18°27' 24" E A DISTANCE OF 41.40 FEET; THENCE S 36°12'26" E A DISTANCE OF 39.93 FEET; THENCE S 22°51'26" W A DISTANCE OF 56.32 FEET; THENCE S 47°52'44" W A DISTANCE OF 57.64 FEET; THENCE S 77°11'51" W A DISTANCE OF 64.74 FEET; THENCE S 72°32'52" W A DISTANCE OF 154.51 FEET; THENCE S 54°03'06" W A DISTANCE OF 5.32 FEET; THENCE LEAVING BIG GOOSE CREEK; S 15°18'25" E A DISTANCE OF 39.42 FEET; THENCE S 02°34'57" E A DISTANCE OF 54.69 FEET; THENCE S 23°17'16" E A DISTANCE OF 204.80 FEET; THENCE S 02°20'44" E A DISTANCE OF 124.61 FEET; THENCE N 89°41'57" W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.