

QUITCLAIM DEED

Michael R. Hoy and Susan E. Hoy, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND QUITCLAIM to **Michael R. Hoy and Susan E. Hoy as Trustees of The Michael and Susan Hoy Trust, dated November 20, 2019**, whose address is 602 Big Goose Road, Sheridan, Wyoming 82801, and their successors in trust, hereinafter referred to as Grantees, all interest in and to the following-described real estate situate in Sheridan County, Wyoming, including any and all after-acquired right, title, or interest thereto, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land situated in the E $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the RECORD OF SURVEY, attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the south $\frac{1}{4}$ corner of said Section 2 (monumented with a 3-1/4" aluminum cap per PLS 2615); thence N00°43'39"W 1319.93 feet to a 2" aluminum cap per plot

BEGINNING this description;

thence S00°09'44"W, 414.60 feet to a 2" aluminum cap per PLS 5369;

thence N89°56'46"W, 191.42 feet to a 2" aluminum cap per PLS 5369;

thence N12°11'26"W, 465.82 feet to a 2" aluminum cap per PLS 5369 lying on the south right of way line of State Highway No. 331 AKA Big Goose Road;

thence N73°59'00"E, 200.63 feet along said south right of way line to a concrete and brass right of way monument per PLS 2615;

thence along said south right of way line through a curve to the right having a radius of 5689.58 feet, and a central angle of 01°00'11", a chord bearing of N74°29'06"E and a chord length of 99.61 feet to the northwest corner of said Lot 31 (not monumented this survey);

thence S00°59'13"E, 122.93 feet to the **POINT OF BEGINNING**.

Said tract containing 2.80 acres more or less.

Bearings are based on the Wyoming Coordinate System, NAD83, East Central Zone.

Distances are multiplied to surface by the Datum Adjustment Factor of 1.00025

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

SUBJECT TO all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record.

The Grantors took title to the above-described real estate situate in Sheridan County, Wyoming, under two separate Deeds, one recorded March 30, 2022, as Document No. 2022-777414 and the other recorded April 8, 2022, as Document No. 2022-777668. The legal description of the two parcels described in the two aforementioned Deeds was revised and updated into one parcel and made of record as shown on the Record of Survey completed by Thone Stewart, Registration No. 5369, dated February 14, 2022, and recorded on February 14, 2022, as Survey A, No. 656 in the office of the Sheridan County Clerk and Recorder, Sheridan County, Wyoming.

The Grantees hold this property as Trustees of The Michael and Susan Hoy Trust, dated November 20, 2019. The Settlers of the Trust are Michael R. Hoy, a/k/a Michael Ray Hoy, and Susan E. Hoy, a/k/a Susan Elaine Hoy, husband and wife, who have unrestricted power to amend or revoke the terms of the Trust. Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2021) shall apply to this trust property, and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of the Grantors' separate creditors under such statutes.

DATED this 8th day of April 2022.

GRANTORS:

Michael R. Hoy
Michael R. Hoy

Susan E. Hoy
Susan E. Hoy

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Michael R. Hoy, husband to Susan E. Hoy**, this 8th day of April 2022.

WITNESS my hand and official seal.



Lynn L. Songer
Notary Public

My Commission Expires: May 23, 2023.

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Susan E. Hoy, wife to Michael R. Hoy**, this 8th day of April 2022.

WITNESS my hand and official seal.



Lynn L. Songer
Notary Public

My Commission Expires: May 23, 2023.