

## QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that *2617 North Main LLC, a Wyoming limited liability company*, "GRANTOR", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEY AND QUIT CLAIM to 2617 North Main, LLC, a Wyoming limited liability company "GRANTEE", all right, title, and interest, in and to the following described real property, situate within Sheridan County, State of Wyoming, particularly described as follows:

*Exhibit A – attached hereto and fully incorporated*

This Quit Claim Deed is hereby filed to provide revised legal description of real property owned by Grantor. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

DATED this 10 day of February, 2023.

GRANTOR:

  
Terry Johnson, Manager of 2617 North Main LLC

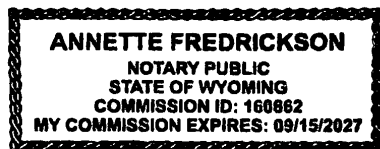
STATE OF WYOMING       )  
                                  )ss.  
COUNTY OF NATRONA    )

The foregoing Quitclaim Deed was acknowledged before me this 10<sup>th</sup> day of February, 2023, by Terry Johnson, Manager of 2617 North Main LLC.

Witness my hand and official seal.

My Commission Expires: 9/15/27

  
Notary Public



LEGAL DESCRIPTION

A TRACT OF LAND BEING BLOCK 3 AND THE VACATED ALLEY IN SAID BLOCK 3 AND THE VACATED PORTION OF MASSEY AVENUE LYING NORTH OF CANFIELD STREET AND THE EAST 140 FEET OF LOT 8 OF BLOCK 2 AND THE VACATED SOUTHWESTERLY 6.00 FEET OF FRANKLIN AVENUE LYING ADJACENT TO SAID BLOCK 3, ALL IN THE SUBURBAN HOMES COMPANY ADDITION TO THE CITY OF SHERIDAN, **EXCEPTING** PARCEL NO. 29 AND PARCEL NO. 29B AS DESCRIBED IN WARRANTY DEED IN BOOK 556, PAGE 12 OF SHERIDAN COUNTY RECORDS;  
SUBJECT TRACT LOCATED IN THE EAST HALF (E1/2) OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE N 11°00'53" E, 2277.18 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CANFIELD STREET; SAID POINT BEING THE SOUTHWEST CORNER OF SAID EAST 140 FEET OF LOT 8 AND THE POINT OF BEGINNING OF SUBJECT TRACT;  
THENCE N 22°50'15" W, 282.73 FEET ALONG THE WEST LINE OF SAID EAST 140 FEET OF LOT 8 TO THE NORTH LINE OF SAID SUBURBAN HOMES COMPANY ADDITION; THENCE N 43°19'15" E, 145.69 FEET ALONG SAID NORTH LINE; THENCE N 17°19'15" E, 403.00 FEET MORE OR LESS ALONG SAID NORTH LINE TO THE NORTH CORNER OF SAID BLOCK 3; THENCE S 43°50'05" E, 110.57 FEET MORE OR LESS ALONG THE WEST LINE OF SAID VACATED SOUTHWESTERLY 6.00 FEET OF FRANKLIN AVENUE AND THE SOUTHWESTERLY LINE OF SAID PARCEL NO. 29B; THENCE N 46°09'55" E, 10.00 FEET ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL NO. 29B; THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL NO. 29B THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 840.10 FEET, AN ARC LENGTH OF 118.02 FEET, A CENTRAL ANGLE OF 08°02'56", A CHORD BEARING OF S 39°48'36" E AND A CHORD DISTANCE OF 117.92 FEET; THENCE N 54°51'35" E, 8.12 FEET ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL NO. 29B TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 618.00 FEET, AN ARC LENGTH OF 160.74 FEET, A CENTRAL ANGLE OF 14°54'08", A CHORD BEARING OF S 30°53'21" E AND A CHORD DISTANCE OF 160.28 FEET; THENCE S 22°45'34" E, 256.28 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF SAID PARCEL NO. 29; THENCE S 22°06'40" W, 36.01 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL NO. 29 TO THE SOUTHWEST CORNER OF SAID PARCEL NO. 29 LYING ON SAID NORTH RIGHT-OF-WAY LINE OF CANFIELD STREET; THENCE S 67°20'51" W, 481.14 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SUBJECT TRACT;  
SUBJECT TRACT CONTAINING 5.25 ACRES MORE OR LESS.

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

