

## QUITCLAIM DEED

Stephen L. Grimshaw, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and quitclaim to Lori L. Legoski, Successor Trustee of the Phyllis A. Legoski Revocable Trust, dated October 10, 1996, GRANTEE, whose address is 4948 Coffeen Ave, Sheridan WY 82801, 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 tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the Northwest corner of said Section 14; thence S41°29'30"E, 1926.13 feet to the point of beginning of the herein described tract, said point lying on the West right of way line of Coffeen Avenue (A.K.A. US Highway 87); thence S00°36'52"W, 78.53 feet along said West right of way line to a point; thence S89°57'20"W, 395.06 feet to a point; thence N00°00'51"W, 78.53 feet to a point; thence N89°57'20"E, 395.93 feet to the point of beginning of said tract.

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 my hand this 7 day of December, 2020.

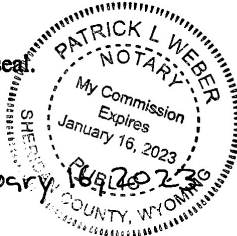
  
Stephen L. Grimshaw

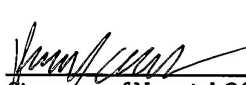
STATE OF (Wyoming)  
COUNTY OF (Sheridan) ss.

This instrument was acknowledged before me on the 7 day of December, 2020 by Stephen L. Grimshaw.

WITNESS my hand and official seal.

My Commission expires:



  
Signature of Notarial Officer  
Title: Notary Public