

## QUITCLAIM DEED

**J.C. SPEAR, INC.**, A Wyoming Close Corporation, in good standing, with a mailing address of P.O. Box 446, Big Horn, WY 82833, ("**Grantor**") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby quitclaims unto, **ZACHARY JAMES ROGERS and ASHLEY MARIE ROGERS, husband and wife, tenancy by the entireties with rights of survivorship**, all right, title and interest in and to that certain real property located in Sheridan County, State of Wyoming, and more particularly described as:

A tract of land located in Lot 3, SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 6, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being part of land described in Book 347 of Deeds, Page 7; being more particularly described as follows:

Commencing at the west corner of said Section 6 (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PE&LS 3159); thence N53°46'04"E, 2046.85 feet to the **POINT OF BEGINNING** of said tract, said point being monumented with a 2" Aluminum Cap per PLS 5369;

thence N00°00'00"E, 525.00 feet along the west line of said tract to a 2" Aluminum Cap per PLS 5369;

thence N90°00'00"E, 416.00 feet along the north line of said tract to a 2" Aluminum cap per PLS 5369;

thence S00°00'00"E, 525.00 feet along the east line of said tract to a 2" Aluminum Cap per PLS 5369;

thence N90°00'00"W, 416.00 feet along the south side of said tract to the **POINT OF BEGINNING**.

Containing 5.00 Acres of land, more or less.

Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Distances are multiplied to surface by the adjustment factor of 1.000246811.

TOGETHER WITH all improvements situate thereon and all appurtenances belonging thereto; and,

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record. Further subject to all applicable

building and zoning regulations and all city, county and state  
subdivision laws.

This Deed is an absolute conveyance of any interest the Grantor may have or  
hereafter acquire in the subject property. Hereby releasing and waiving all rights under  
and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS MY HAND this 19<sup>th</sup> of July, 2022.

Grantor: J.C. Spear, Inc.

Laura Connell Galloway  
By: Laura Connell Galloway (Authorized Agent)

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

The foregoing instrument was executed and acknowledged before me by Laura  
Connell Galloway, in her capacity as Authorized Agent of J.C. Spear, Inc., on  
July 19, 2022.

Witness my hand and official seal.

Debra J. Wendtland  
Notary Public

My Commission Expires: Aug 19, 2027

