

QUITCLAIM DEED

FOR VALUE RECEIVED, **Wade Rosenlund and Luanne Rosenlund, husband and wife**, "Grantors," of Sheridan County, Wyoming, presently residing at 3031 W. 17th Street, Sheridan, WY 82801, hereby quitclaim unto **Wade Rosenlund and Luanne Rosenlund, Trustees, in trust for The Wade and Luanne Rosenlund Revocable Trust**, by trust agreement dated May 11, 2023, "Grantees," presently residing 3031 W. 17th Street, Sheridan, WY 82801, all of Grantors' right, title and interest in the following described real estate and improvements, situated in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming. to-wit:

See "Exhibit A" attached hereto


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 law.

DATED this 10 day of July, 2023.

GRANTORS:


Wade Rosenlund


Luanne Rosenlund

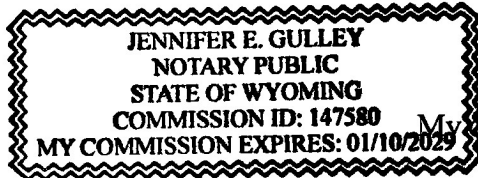


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FEES: \$21.00 SM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : S.S.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me, a notary public for the State of Wyoming, on the 10 day of July, 2023, by **Wade Rosenlund and Luanne Rosenlund**.

Witness my hand and official seal.



Jennifer E. Gulley
Notary Public
My commission expires: 1/10/29

TRACT 2:

A TRACT OF LAND LOCATED IN THE NORTH HALF (N1/2) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION, 2686.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A 3.5 INCH ALUMINUM CAP; THENCE N 87°19'26" W, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION, 1366.20 FEET TO THE POINT OF BEGINNING;

THENCE N 87°19'26" W, ALONG SAID CENTER SECTION LINE, 1366.20 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A 3.5 INCH ALUMINUM CAP; THENCE N 87°19'19" W, ALONG SAID CENTER SECTION LINE, 1528.83 FEET; THENCE N 02°22'07" E, 893.69 FEET; THENCE S 87°17'17" E, 2372.25 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF S 41°55'11" E AND A CHORD LENGTH OF 543.45 FEET, A DISTANCE OF 546.46 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF S 12°41'32" E AND A CHORD LENGTH OF 1914.86 FEET, A DISTANCE OF 2076.81 FEET; THENCE S 87°32'07" E, 570.43 FEET; THENCE S 22°44'29" W, 811.88 FEET TO THE NORTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2012-697676 OF SHERIDAN COUNTY RECORDS; THENCE S 10°08'28" W, ALONG THE BOUNDARY LINE OF SAID PARCEL, 295.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N 73°36'25" W, ALONG THE BOUNDARY LINE OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, 368.64 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE N 16°05'43" E, ALONG SAID BOUNDARY LINE, 14.38 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE N 74°24'58" W, ALONG SAID BOUNDARY LINE, 128.41 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE N 74°21'30" W, ALONG SAID BOUNDARY LINE, 14.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE N 00°23'06" W, ALONG SAID WEST LINE, 331.01 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE N 00°25'09" W, ALONG SAID WEST LINE, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE N 00°22'20" W, ALONG SAID WEST LINE, 1344.09 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 3,703,262 SQUARE FEET OR 85.02 ACRES, MORE OR LESS.

PORTIONS OF THIS TRACT SUBJECT TO GRAZING RESTRICTION PER BOOK 126, PAGE 373 OF SHERIDAN COUNTY RECORDS.



TOGETHER WITH GRANTOR'S GRANT AND RESERVEATION OF THOSE CERTAIN EASEMENTS ILLUSTRATED AND DESCRIBED ON THE RECORD OF SURVEY RECORDED SIMULTANESOUPLY HEREWITH, WHICH IS INCORPORATE

20' ACCESS & UTILITY EASEMENT 1 (ALL TRACTS):

A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 10.40 FEET TO THE POINT OF BEGINNING;

THENCE N 00°23'06" W, 333.89 FEET; THENCE N 00°25'09" W, 72.93 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, HAVING A CHORD BEARING OF N 26°00'36" E AND A CHORD LENGTH OF 281.53 FEET, A DISTANCE OF 282.18 FEET; THENCE N 32°44'47" E, ALONG SAID CENTERLINE, 142.80 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 09°48'19" W AND A CHORD LENGTH OF 2028.75 FEET, A DISTANCE OF 2227.98 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET TO THE POINT OF TERMINATION;

EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.

CONTAINING A TOTAL CALCULATED AREA OF 75,650 SQUARE FEET OR 1.74 ACRES, MORE OR LESS.