

QUITCLAIM DEED

Dawson Daniel Powers and Megan L. Powers, husband and wife, GRANTORS of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), conveys and quitclaims to **Dawson Daniel Powers and Megan L. Powers, husband and wife, as tenants by the entirety, GRANTEES**, whose address is 395 Coutant Creek Road, Sheridan, WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming:

See attached Exhibit "A"

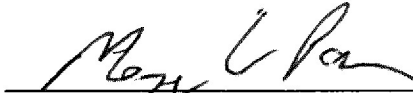
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 13 day of September, 2021.



Dawson Daniel Powers



Megan L. Powers

State of Wyoming

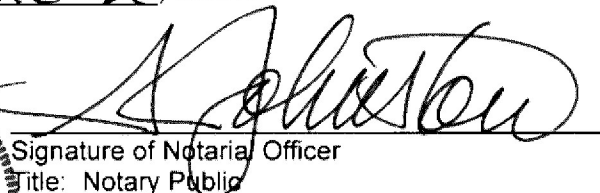
County of Sheridan

The foregoing instrument was acknowledged before me by Dawson Daniel Powers and Megan L. Powers, this 13th day of September, 2021.

Witness my hand and official seal.



My Commission Expires: _____



Signature of Notary Officer
Title: Notary Public



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FEES: \$15.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"

A tract of land located in Lot 4, the SW1/4NW1/4, and the NW1/4SW1/4 of Section 1, T57N, R83W, 6th P.M., Sheridan County, Wyoming, and being more particularly described as follows:

Beginning at a 3 1/4" brass cap monumenting the Northwest corner of said Section 1; thence along the north line of said Section 1, N89°30'19"E, a distance of 719.96 feet to a 3 1/4" aluminum cap; thence S00°29'41"E, a distance of 514.24 feet to a 3 1/4" aluminum cap; thence S17°40'14"W, a distance of 907.43 feet to a 2" aluminum cap; thence S16°28'17"E, a distance of 666.90 feet to a 2" aluminum cap; thence S42°59'12"E, a distance of 50.28 feet to a 3 1/4" aluminum cap; thence S85°47'49"E, a distance of 256.25 feet to a 3 1/4" aluminum cap; thence S20°12'24"E, a distance of 259.77 feet to a 3 1/4" aluminum cap; thence S48°18'56"E, a distance of 277.55 feet to a 3 1/4" aluminum cap; thence S08°57'12"E, a distance of 124.92 feet to a 3 1/4" aluminum cap; thence S35°17'40"E, a distance of 30.05 feet to a point on the southeast line of a parcel described in Instrument 2016-727210 filed in the Sheridan County Clerk's Office; thence along the southeast line of said parcel described in Instrument 2016-727210, S54°42'05"W, a distance of 58.29 feet to a 3 1/4" aluminum cap; thence continuing along the southeast line of said parcel described in Instrument 2016-727210, S54°42'05"W, a distance of 403.01 feet; thence continuing along the southeast line of said parcel described in Instrument 2016-727210, S61°52'59"W, a distance of 1010.50 feet to a point on the west line of said Section 1; thence along the west line of said Section 1 N00°05'49"E, a distance of 686.75 feet to a 3 1/4" aluminum cap monumenting the West quarter corner of said Section 1; thence continuing along the west line of said Section 1 N00°06'03"E, a distance of 1340.82 feet to a 3 1/4" aluminum cap monumenting the North one-sixteenth corner of said Section 1; thence continuing along the west line of said Section 1, N00°07'03"E, a distance of 190.47 feet to a 2" aluminum cap; thence continuing along the west line of said Section 1 N00°06'18"E, a distance of 1168.75 feet to the point of beginning (containing 55.01 acres, more or less).

NO. 2021-772368 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801