



QUITCLAIM DEED

Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Dean G. Fox Revocable Trust, dated April 16, 1992, as amended, hereinafter referred to as Grantor, of Laramie County, Wyoming, for valuable consideration, CONVEYS AND QUITCLAIMS to **Patricia F. Drake, formerly Patricia B. Fox, as Trustee, and to her successors in trust, of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated**, of 2400 County Road 226, Cheyenne, WY 82009, hereinafter referred to as Grantee, all interest of the Grantor in the following-described real property situate in Sheridan County, Wyoming:

See Exhibit "A", attached hereto and by reference incorporated herein.

Together with all buildings, improvements, and fixtures situate thereon, and all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, appurtenant to, used in connection with, belonging to or pertaining to the above-described lands, and together with all easements and rights-of-way appurtenant to or used in connection with the above-described lands, together with all rents, issues, crops, and profits arising from the above-described lands.

The Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

This Quitclaim Deed is given for the sole purpose of correcting the order of recording of that certain Quitclaim Deed, dated November 10, 1999, by Patricia B. Fox, Trustee of The Dean F. Fox Revocable Trust, dated April 16, 1992, as Grantor, to Patricia B. Fox, a single person, as Grantee, which Quitclaim Deed was recorded with the Clerk of Sheridan County, Wyoming, on November 16, 1999, in Book 410 of Deeds, at Page 375, Instrument No. 333255. It was the intent of such Grantor, one and the same person in her representative capacity as the Grantor named above in this Quitclaim Deed, that such Quitclaim Deed was to be recorded **prior to** that certain Quitclaim Deed, dated November 10, 1999, by Patricia B. Fox, a single person, as Grantor, to Patricia B. Fox, Trustee of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as Grantee, such Deed having been recorded with the Clerk of Sheridan County, Wyoming, on November 16, 1999, in Book 410 of Deeds, at Page 372, Instrument No. 333254, to the end that the ownership in the above-described lands be vested solely in Patricia F. Drake, formerly Patricia B. Fox, as Trustee, and her successors in trust, of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated.

DATED this 26th day of December, 2017.

GRANTOR:

The Dean G. Fox Revocable Trust, dated April 16, 1992, as amended

By: Patricia F. Drake
Patricia F. Drake, formerly Patricia B. Fox
Trustee

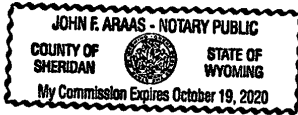


2017-739612 12/29/2017 2:20 PM PAGE: 2 OF 4
BOOK: 571 PAGE: 343 FEES: \$21.00 HM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 26th day of December, 2017,
by **Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Dean G. Fox Revocable
Trust, dated April 16, 1992, as amended.**

Witness my hand and official seal.





Notary Public

My Commission Expires: OCTOBER 19, 2020

EXHIBIT "A"
TO
QUITCLAIM DEED, DATED DECEMBER 26, 2017

GRANTOR: Patricia F. Drake, formerly Patricia B. Fox, as Trustee of The Dean G. Fox Revocable Trust, dated April 16, 1992, as amended

GRANTEE: Patricia F. Drake, formerly Patricia B. Fox, as Trustee, and to her successors in trust, of The Patricia B. Fox Revocable Trust, dated April 16, 1992, as amended and restated

LEGAL DESCRIPTION:

Parcel One:

Lots 1 to 32, inclusive, and Lots 40 to 47, inclusive, of Jeffries Draw Subdivision, Sheridan County, Wyoming.

Parcel Two:

A tract of land situated in the Northwest Quarter of Section 21, Township 55 North, Range 84 West, of the 6th Principal Meridian known as Tract No. 6 and part of Tract No. 5 of the unofficial subdivision of the Metz Big Horn Ranch described as follows:

Beginning at a point which bears North 89°38' East, 30 feet from a point which bears South 1°15' East, 30 feet from the NW corner of said Section 21; thence South 1°15' East 1333 feet along the East line of the County Road; thence North 89°38' East 2532 feet; thence North 0°06' East 630 feet; thence South 89°38' West 695.7 feet; thence North 0°20' East 681.8 feet to the South line of County Road; thence North 89°40' West 1872 feet to the point of beginning; this tract consisting of approximately 66.3 acres of land.

Parcel Three:

A tract of land in the SW¼NW¼ of Section 21, Township 55 North, Range 84 West, of the 6th P.M., known as Tract No. 7 of the unofficial subdivision of the Metz Big Horn Ranch, described as follows:

Beginning at a point 1363 feet South 1°15' East of a point which bears North 89°38' East 30 feet from the Northwest corner of said Section 21, thence North 89°38' East a distance of 1302 feet; thence South 0°06' West a distance of 630 feet; thence South 89°38' West a distance of 1286 feet to a point on the Easterly right of way line of the County Road; thence North 1°15' West along said County Road right of way line, a distance of 630 feet to the point of beginning, containing 18.75 acres, more or less.

Parcel Four:

A tract of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, known as Tract No. 10 of the unofficial subdivision of the Metz Big Horn Ranch, described as follows:

Beginning at a point which is situated 30 feet North 89°38' East of a point, which bears South 1°15' East a distance of 1995 feet from the Northwest corner of said Section 21; thence North 89°38' East a distance of 1286 feet; thence South 0°06' West a distance of 630 feet; thence South 89°38' West a distance of 1271 feet to a point on the Easterly right of way line of the County Road; thence North 1°15' West along said right of way a distance of 630 feet to the point of beginning, containing 18.75 acres, more or less.

Parcel Five:

A tract of land known as Lot 2 of the Fox Minor Subdivision, which is a resubdivision of Tract A of Jeffries Draw Subdivision, a subdivision located in the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at the southeast corner of said Tract A; thence along the easterly line of said Tract A, N2°50'30"E, 100.00 feet; thence leaving said easterly line, N73°52'30"W, 339.50 feet; thence S76°07'30"W, 272.00 feet; thence S44°31'13"W, 124.21 feet to a point on the northerly line of Lot 30, Jeffries Draw Subdivision, said line also being the southerly line of said Tract A; thence along said southerly line, S81°03'35"E, 327.78 feet to the northwest corner of Lot 32, Jeffries Draw Subdivision; thence N88°15'54"E, 348.70 feet to the point of beginning. Said tract contains 2.18 acres, more or less.