

CORRECTIVE QUITCLAIM DEED

JOSEPH GILBERT FRAKE and JANINE FRAKE, husband and wife, ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby convey and quitclaim unto, **STEVEN DOUGLAS FOWLE and CAROLYN FRAKE FOWLE, CO-TRUSTEES OF THE FOWLE FAMILY TRUST DATED FEBRUARY 12, 2005** ("Grantees"), all of the Grantors' right, title and interest in and to the following described real estate:

A tract of land situated in Lots 1, 2 and 3 of Section 2, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract sometimes being referred to as Tract 32 and being more particularly described on EXHIBIT "A," which is attached hereto and incorporated herein;

TOGETHER WITH and assigning all easements, rights of way, improvements, appurtenances, privileges and rights pertaining and appertaining thereto; and,

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws.

This Deed is an absolute conveyance of any interest the Grantors 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.

Recording of this Deed indicates acceptance upon delivery. By so accepting delivery of this Deed, Grantees hereby expressly and fully waive and release Grantors from any and all disclosures, requirements, rights or claims otherwise available to them in any way or on any basis pursuant to W.S. § 34-1-151 (2024). This Deed is intended by the parties to be effective retroactively to October 18, 2023.

This Deed is delivered, accepted and recorded for the express purpose of correcting and clarifying the conveyance set out in that certain October 18, 2023, Quitclaim Deed that was recorded in the official land records of Sheridan County, Wyoming, on October 26, 2023, at Instrument Ref. No. 2023-788479. Said 2023 Quitclaim Deed was inadvertently recorded with an incorrect attached Exhibit "A" realty description. This Deed corrects that Exhibit "A" legal description to conform it with that certain Quitclaim Deed dated September 7, 2017 that was recorded in the official land records of Sheridan County, Wyoming, on September 14, 2017, 2023, at Instrument Ref. No. 2017-737455 at Book 569, Page 220 of Deeds and the two May 30, 2017 Warranty Deeds described therein.

DATED this 17th day of July, 2024.

Grantors:

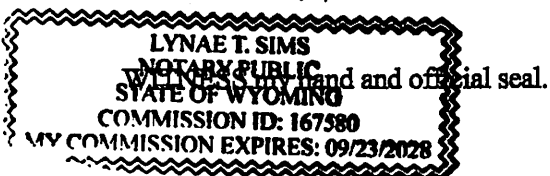
JOSEPH GILBERT FRAKE and JANINE FRAKE, husband and wife

Joseph Gilbert Frake
Joseph Gilbert Frake

Janine Frake
Janine Frake

STATE OF Wyoming)
County of Sheridan) ss.

The foregoing Quitclaim Deed was executed and acknowledged before me by Joseph Gilbert Frake, this 17th day of July, 2024.



Lynae T. Sims
Notary Public

My Commission Expires: 9/23/2028

STATE OF _____)
County of _____) ss.

The foregoing Quitclaim Deed was executed and acknowledged before me by Janine Frake, this _____ day of _____, 2024.

WITNESS my hand and official seal.

Notary Public

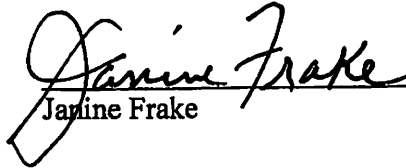
My Commission Expires: _____

DATED this _____ day of July, 2024.

Grantors:

JOSEPH GILBERT FRAKE and JANINE FRAKE, husband and wife

Joseph Gilbert Frake



Janine Frake

STATE OF _____)
) ss.
County of _____)

The foregoing Quitclaim Deed was executed and acknowledged before me by Joseph Gilbert Frake, this _____ day of _____, 2024.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

STATE OF _____)
) ss.
County of _____)

The foregoing Quitclaim Deed was executed and acknowledged before me by Janine Frake, this _____ day of _____, 2024.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

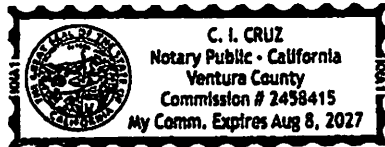
State of California

County of VENTURA

On 07/15/2024 before me, C.I. CRUZ
Date Here Insert Name and Title of the Officer

personally appeared JANINE FRAKE
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature C.I. CRUZ
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: CORRECTIVE QUIT CLAIM DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

EXHIBIT "A" – Corrected Property Description

A tract of land situated in Lot 1, Lot 2 and Lot 3 of Section 2, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

BEGINNING at the north quarter corner of said Section 2 (monumented with a 3 1/4" aluminum cap per PLS 2615); thence N89°39'04"E, 995.79 feet to a 2" aluminum cap per PLS 2615 lying on the southerly right of way of a sixty foot wide roadway; thence along said right of way line through a curve to the left, a radius of 125.49 feet, a delta of 86°21'35", an arc length of 189.15 feet, a chord bearing of N86°11'45"E and a chord length of 171.74 feet to a 2" aluminum cap per PLS 2615; thence S43°00'35"E, 324.02 feet to a 2" aluminum cap per PLS 2615; thence S04°53'07"E, 1045.02 feet to a 1 1/2" aluminum cap per PE&LS 3864 lying on the north line of Pierce Subdivision; thence S89°36'32"W, 1205.00 feet along said north line to the northeast corner of Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision monumented with a 2" aluminum cap per PE&LS 3864; thence S89°27'00"W, 87.18 feet along the north line of said Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision to a 2" aluminum cap per PLS 2615; thence N27°37'58"W, 371.80 feet along the east line of a tract of land described in Book 567 of Deeds, Page 39 to a 2" aluminum cap per PLS 2615; thence N00°45'55"W, 609.40 feet along the west line of a tract of land described in Book 496 of Deeds, Page 665 to a 2" aluminum cap per PLS 2615; thence N27°39'31"W, 371.33 feet along the west line of a tract of land described in Book 567 of Deeds, Page 44 to a point lying on the north line of said Lot 3, Section 2, monumented with a 2" aluminum cap per PLS 2615; thence N89°16'07"E, 167.96 feet along said north line of said Lot 3, Section 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 40.68 acres of land, more or less.

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

QUITCLAIM DEED

Joseph Gilbert Frake and Janine Frake, husband and wife, and Steven D. Fowle and Carolyn F. Fowle, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to Joseph Gilbert Frake and Janine Frake, husband and wife as tenants by the entirety, and Steven D. Fowle and Carolyn F. Fowle, husband and wife as tenants by the entirety, together as tenants in common, GRANTEES, whose address is P.O. Box 2064 Sheridan, Wyoming, 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:

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 laws.

This Quitclaim Deed is recorded with the intent to confirm of record the legal description of Grantees' lands described in that Warranty Deed recorded June 18, 2008 in Book 496 at Page 665, as adjusted by: (a) the addition of that land described in Warranty Deed recorded May 30, 2017 in Book 567 at Page 44, and (b) the removal of that land described in that Warranty Deed recorded May 30, 2017 in Book 567 at Page 39, resulting in the land description owned by Grantees as described on Exhibit A, attached hereto.

WITNESS our hands this 7th day of SEPT, 2017.

Joseph Gilbert Frake
Joseph Gilbert Frake

Janine Frake
Janine Frake

Steven D. Fowle
Steven D. Fowle

Carolyn F. Fowle
Carolyn F. Fowle

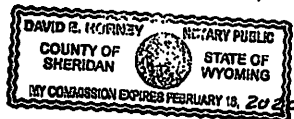
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 7th day of SEPT, 2017, by Joseph Gilbert Frake and Janine Frake, and Steven D. Fowle and Carolyn F. Fowle.

WITNESS my hand and official seal.

David E. Moriney
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 19 Feb 2020



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**LEGAL DESCRIPTION
EXHIBIT "A"**

Record Owners: Joseph Gilbert Frake & Janine Frake, husband & wife, and Steven D. Fowle & Carolyn F. Fowle, husband & wife
July 27, 2017

Re: QUITCLAIM DEED of a tract of land described in Warranty Deed recorded June 18, 2008 (Book 496, Page 665) as adjusted by the **ADDITION** of a tract of land described in Warranty Deed recorded May 30, 2017 in (Book 567 at Page 44), and **REMOVAL** of a tract of land described in Warranty Deed recorded May 30, 2017 in (Book 567 at Page 39), to complete a "Boundary Line Adjustment".

A tract of land situated in Lot 1, Lot 2 and Lot 3 of Section 2, Township 55 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract of land being more particularly described as follows:

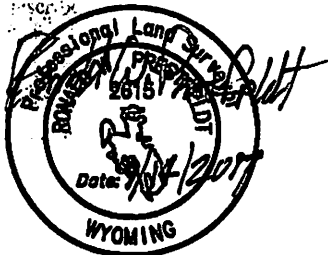
BEGINNING at the north quarter corner of said Section 2 (monumented with a 3-1/4" aluminum cap per PLS 2615); thence N89°39'04"E, 995.79 feet to a 2" aluminum cap per PLS 2615 lying on the southerly right of way line of a sixty foot wide roadway; thence, along said right of way line through a curve to the left, a radius of 125.49 feet, a delta of 86°21'35", an arc length of 189.15 feet, a chord bearing of N86°11'45"E and a chord length of 171.74 feet to a 2" aluminum cap per PLS 2165; thence S43°00'35"E, 324.02 feet to a 2" aluminum cap per PLS 2615; thence S04°53'07"E, 1045.02 feet to a 1-1/2" aluminum cap per PE&LS 3864 lying on the north line of Pierce Subdivision; thence S89°36'32"W, 1205.00 feet along said north line to the northeast corner of Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision monumented with a 2" aluminum cap per PE&LS 3864; thence S89°27'00"W, 87.18 feet along the north line of said Lot 1, Corrected Plat of Stewart-Blakeman Minor Subdivision to a 2" aluminum cap per PLS 2615; thence N27°37'58"W, 371.80 feet along the east line of a tract of land described in Book 567 of Deeds, Page 39 to a 2" aluminum cap per PLS 2615; thence N00°45'55"W, 609.40 feet along the west line of a tract of land described in Book 496 of Deeds, Page 665 to a 2" aluminum cap per PLS 2615; thence N27°39'31"W, 371.33 feet along the west line of a tract of land described in Book 567 of Deeds, Page 44 to a point lying on the north line of said Lot 3, Section 2 monumented with a 2" aluminum cap per PLS 2615; thence N89°16'07"E, 167.96 feet along said north line of said Lot 3, Section 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 40.68 acres of land, more or less.

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

SURVEYOR'S STATEMENT

I, Ronald W. Prestfeldt, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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NO. 2017-737455 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801