



QUITCLAIM DEED

Steven D. Fowle and Carolyn F. Fowle, husband and wife and Steven Douglas Fowle and Carolyn Frake Fowle, Co-Trustees of the Fowle Family Trust dated February 12, 2005, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to Steven Douglas Fowle and Carolyn Frake Fowle, Co-Trustees of the Fowle Family Trust dated February 12, 2005, GRANTEES, whose address is

230 CARRINGTON WAY, SHERIDAN, WY 82801
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.

WITNESS our hands this 17 day of June, 2024.

Steven D. Fowle

Steven D. Fowle

Carolyn F. Fowle

Carolyn F. Fowle

The Fowle Family Trust dated February 12, 2005

Steven D. Fowle

Steven Douglas Fowle, Co-Trustee

Carolyn F. Fowle

Carolyn Frake Fowle, Co-Trustee

STATE OF WYOMING

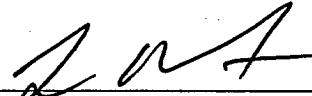
SS.

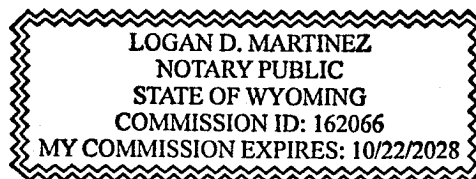
COUNTY OF Sheridan

This instrument was acknowledged before me on the 17th day of June, 2024
by Steven D. Fowle and Carolyn F. Fowle.

WITNESS my hand and official seal.

My Commission expires: 10-22-28


Signature of Notarial Officer
Title: Notary Public



STATE OF WYOMING


SS.

COUNTY OF Sheridan

This instrument was acknowledged before me on the 17th day of June, 2024
by Steven Douglas Fowle and Carolyn Frake Fowle, Co-Trustees of the Fowle Family Trust
dated February 12, 2005.

WITNESS my hand and official seal.

My Commission expires: 10-22-28


Signature of Notarial Officer
Title: Notary Public

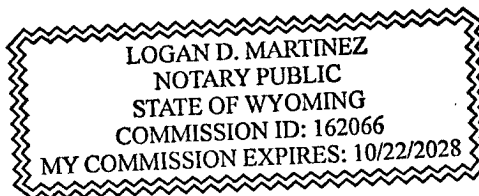




EXHIBIT "A"

A tract of land situated in the Lot 2 of Section 2, Township 55 North, Range 85 West, the SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming, aka Bozeman Trail Ranches Tract 35, said Tract being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 35 (monumented with a 3-1/4" aluminum cap per PLS 2615); thence S89°16'07"W, 670.11 feet, along the south line of said Section 35 to a 2" aluminum cap per PLS 2615; thence N01°55'50"W, 1,421.78 feet, to a 2" aluminum cap per PLS 2615; thence S81°18'53"E, 1,169.63 feet, to a 2" aluminum cap per PLS 2615 lying on the westerly right of way line of a sixty foot wide roadway; thence, along said right of way line through a curve to the right, a radius of 307.41 feet, a delta of 31°11'45", an arc length of 167.38 feet, a chord bearing of S09°00'54"E and a chord length of 165.32 feet to a 2" aluminum cap per PLS 2165; thence S08°03'02"W, 461.38 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence, along said right of way line through a curve to the left having a radius of 193.70 feet, a delta of 58°40'29", an arc length of 198.36 feet, a chord bearing of S21°17'13"E and a chord length of 189.81 feet to 2" aluminum cap per PLS 2615; thence S50°37'27"E, 682.16 feet, along said right of way line to a 2" aluminum cap per PLS 2615; thence S89°39'04"W, 995.79 feet to the POINT OF BEGINNING.

AND

A Tract of land situated in the SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, aka Bozeman Trail Ranches Tract 36A as depicted on Record of Survey recorded December 4th, 2020 in Plat Book A, Page 612, said Tract of land being more particularly described as follows:

Commencing at the Southwest corner of said Section 35 (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 6812); thence N89°16'02"E, 667.30 feet along the South line of said SW $\frac{1}{4}$ to the point of beginning of said Tract; thence N28°18'44"E, 457.40 feet to a point, said point lying on the East line of a Tract of land described in Book 554 of Deeds, Page 486; thence N00°41'52"E, 653.14 feet along said East line of said Tract described in Book 554 of Deeds, Page 486 to a point; thence N62°58'42"E, 88.00 feet to a point; thence N05°31'23"E, 272.00 feet to a point; thence N11°59'27"W, 232.00 feet to a point, said point lying on the Southeasterly right-of-way line of a cul-de-sac; thence, along said Southeasterly right-of-way line of a cul-de-sac through a non-tangent curve to the left, having a central angle of 47°09'23", a radius of 100.00 feet, an arc length of 82.30 feet, a chord bearing of N37°13'42"E, and a chord length of 80.00 feet to a point, said point being the Southwest corner of a Tract of land described in Book 517 of Deeds, Page 362; thence S76°20'47"E, 931.33 feet along the South line of said Tract described in Book 517 of Deeds, Page 362 to a point, said point being the Northwest corner of a Tract of land described in Book 496 of Deeds, Page 671; thence S01°56'25"E, 1421.70 feet along the West line of said Tract described in Book 496 of Deeds, Page 671 to a point, said point being the Southwest corner of said Tract described in Book 496 of Deeds, Page 671 and lying on the South line of said SW $\frac{1}{4}$; thence S89°16'02"W, 1070.83 feet along said South line of the SW $\frac{1}{4}$ to a point, said point being the Southeast corner of said Tract described in Book 554 of Deeds, Page 486; thence, continue S89°16'02"W, 212.08 feet along said South line of the SW $\frac{1}{4}$ to the point of beginning of said Tract.

AND

A Tract of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, aka Bozeman Trail Ranches Tract 37A as depicted on Record of Survey



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

recorded December 4th, 2020 in Plat Book A, Page 612, said Tract of land being more particularly described as follows:

Beginning at the Southwest corner of said Section 35 (monumented with a 3¼" aluminum cap per PLS 6812); thence N03°12'24"W, 1602.22 feet along the West line of said W½SW¼ to a point, said point being the Southwest corner of a Tract of land described in Book 496 of Deeds, Page 673; thence N84°49'40"E, 893.40 feet along the South line of said Tract described in Book 496 of Deeds, Page 673 to a point, said point being the Southeast corner of said Tract described in Book 496 of Deeds, Page 673 and lying on the Southwesterly right-of-way line of a cul-de-sac; thence, along said Southwesterly right-of-way line of said cul-de-sac through a non-tangent curve to the left, having a central angle of 114°01'16", a radius of 100.00 feet, an arc length of 199.00 feet, a chord bearing of S62°10'59"E, and a chord length of 167.75 feet to a point; thence S11°59'27"E, 232.00 feet to a point; thence S05°31'23"W, 272.00 feet to a point; thence S62°58'42"W, 88.00 feet to a point, said point lying on the West line of a Tract of land described in Book 496 of Deeds, Page 667; thence S00°41'52"W, 653.14 feet along said West line of said Tract described in Book 496 of Deeds, Page 667 to a point; thence S28°18'44"W, 457.40 feet to a point, said point lying on the South line of said W½SW¼; thence S89°16'02"W, 667.30 feet along said South line of the W½SW¼ to the point of beginning of said Tract.

NO. 2024-792681 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801