



2023-785450 5/9/2023 12:17 PM PAGE: 1 OF 3  
 FEES: \$18.00 SM QUITCLAIM DEED  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## QUITCLAIM DEED

Steven L. McLean, a single man, GRANTOR, 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 Steven L. McLean, GRANTEE, whose address is 4 St. Andrew Ln, 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,

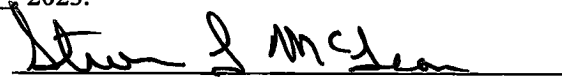
**Lot 1 and Lot 2, Twin Eagle At Powder Horn Ranch , Number Three, a subdivision in Sheridan County, Wyoming, as filed November 10, 2020 as Plat T-36, as adjusted and redescribed by a boundary line adjustment and as more particularly described on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein;**

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 conveyance is made pursuant to the statutory exemption in W.S. §18-5-303 for Boundary Line Adjustments. Grantor/Grantee execute this Quitclaim Deed in favor of the other on this date to effectuate and confirm a common boundary line as redescribed on Exhibits A and B pursuant to Boundary Line Adjustment and the intended legal descriptions of each hereafter.*

WITNESS my hand this 25<sup>th</sup> day of April, 2023.

  
 Steven L. McLean

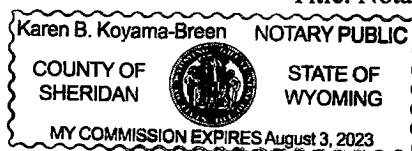
STATE OF WYOMING           )  
   )ss.  
 COUNTY OF SHERIDAN       )

This instrument was acknowledged before me on the 25<sup>th</sup> day of April, 2023, by Steven L. McLean.

WITNESS my hand and official seal.

  
 Signature of Notarial Officer  
 Title: Notary Public


My Commission expires:



**LEGAL DESCRIPTION  
EXHIBIT "A"**

April 14, 2023

**Record Owner: Steven L. McLean**

  
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**Re: Lot 1 and a Portion of Lot 2;** "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel".

*Lot 1, Twin Eagle at Powder Horn Ranch, Number Three;*

And a portion of Lot 2, Twin Eagle at Powder Horn Ranch, Number Three, situated in Sheridan County, Wyoming; said portion of Lot 2 being more particularly described as follows:

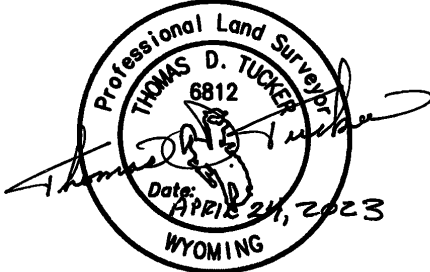
**BEGINNING** at the southeast corner of said Lot 2 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N84°14'51"W, 114.97 feet along the south line of said Lot 2 to a point, said point being the southwest corner of said Lot 2 (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N11°10'03"E, 40.70 feet along the west line of said Lot 2 to a point; thence S64°12'45"E, 118.28 feet to the **POINT OF BEGINNING** of said tract.

Said Lot 1 and a Portion of Lot 2 contains 11,027 square feet of land, more or less.

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

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, 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 surveyor.

**LEGAL DESCRIPTION  
EXHIBIT "B"**

April 14, 2023

**Record Owner: Steven L. McLean**

  
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**Re: Remainder of Lot 2;** "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel".

A tract of land being the remainder of Lot 2, Twin Eagle at Powder Horn Ranch, Number Three, situated in Sheridan County, Wyoming; said remainder of Lot 2 being more particularly described as follows:

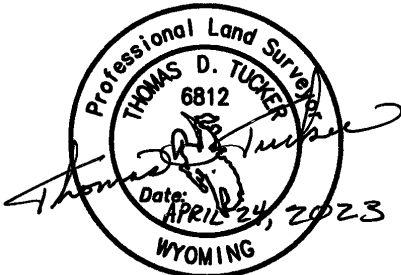
**BEGINNING** at the southeast corner of said Lot 2 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N64°12'45"W, 118.28 feet to a point, said point lying on the west line of said Lot 2; thence N11°10'03"E, 63.43 feet along said west line of Lot 2 to a point, said point being the southwest corner of Lot 3, Twin Eagle at Powder Horn Ranch, Number Three; thence S64°12'45"E, 121.19 feet along the south line of said Lot 3 to a point, said point being the southeast corner of said Lot 3 and lying on the west right-of-way line of St. Andrews Lane; thence, along said west right-of-way line of St. Andrews Lane through a non-tangent curve to the left, having a central angle of 42°02'05", a radius of 87.50 feet, an arc length of 64.19 feet, a chord bearing of S13°43'59"W, and a chord length of 62.76 feet to the **POINT OF BEGINNING** of said tract.

Said remainder of Lot 2 contains 7,104 square feet of land, more or less.

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

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, 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 surveyor.

**NO. 2023-785450 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PRESTFELDT SURVEYING 2340 WETLANDS DR  
SHERIDAN WY 82801