

QUITCLAIM DEED

John Kiramis, a unmarried 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, CONVEYS AND QUIT CLAIMS to Mary S. Brayton (formally known as Susan Kiramis), GRANTEE, whose address is 610 South Jefferson, Sheridan, Wyoming 82801, all of Grantor's interest in 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, to-wit:

Lot 6 and 7, of Block 3 in the Grand View Addition to the City of Sheridan, Wyoming; and

A tract of land situated in Lots 4 and 5, Block 3, Grand View Addition to the City of Sheridan, Sheridan County, Wyoming; said tract as shown on the record of survey filed in Drawer A, Plat Number 217 and being more particularly described as follows: Beginning at the Northeast corner of said Lot 5, Grand View Addition; thence S00°16'16"W, 190.11 feet along the east line of said Lot 5 to a point, said point being the Southeast corner of said Lot 5; thence S89°43'53"E, 81.29 feet along the south line of said Lots 4 and 5 to a point; thence N00°16'07"E, 55.54 feet to a point; thence N59°40'57"E, 58.40 feet to a point; thence N00°26'24"E, 68.19 feet to a point; thence N21°56'23"E, 39.47 feet to a point, said point lying on the north line of said Lot 5; thence S89°43'03"E, 16.25 feet along the north line of said Lot 5 to the point of beginning;

TOGETHER WITH any and all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and improvements thereon, any and all fixtures of a permanent nature thereon, and any and all easements, rights of way and all other rights appurtenant thereto;

SUBJECT TO easements, reservations, covenants and restrictions filed of record.

WITNESS my hand this 5th day of January, 2005.


John Kiramis

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

The above and foregoing QUIT CLAIM DEED was acknowledged before me by John Kiramis, this _____ day of January, 2005.

WITNESS my hand and official seal.

My Commission expires:

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF San Mateo)SS

File No: ()

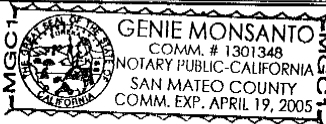
APN No:

On January 5 2005 before me, Genie Monsanto personally appeared

John Kimaris
personally known to me (or 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.

WITNESS my hand and official seal.

Signature Genie Monsanto



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Insurance 1/2001



CORRECTIVE QUITCLAIM DEED

Ernest W. Schmidt and Carola W. Schmidt, 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 Mary Susan Brayton, a single person, GRANTEE, whose address is 610 South Jefferson, 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:

1. A portion of vacated College Street, Grand View Addition, as shown on the Record of Survey filed in Drawer A, Plat Number 217 to the City of Sheridan, Sheridan County, Wyoming, said area being more particularly described as follows:

BEGINNING at the northeast corner of Block 3, of said Grand View Addition, thence N89 43'03"W, 116.05 feet along the north line of said Block 3 to a point, said point being the northeast corner of Tract 1 of said Block 3; thence N74 28'49"E, 29.38 feet to a point; thence S89 43'03"E, 87.78 feet to a point, said point lying on the east line of said Block 3 extended; thence S00 16'37"W, 8.00 feet along said east line of Block 3 extended to the POINT OF BEGINNING of said easement.

Said parcel containing 815.36 square feet of land more or less. Basis of Bearings is Wyoming State Plane (East Central Zone). Said lands being further shown and designated on Exhibit "A", which is attached hereto and incorporated herein, as that shaded area previously labeled as "Easement 1" in that warranty deed recorded on April 29, 2003 in Book 442 at Page 773, AND,

2. A portion of land situated in Lot 4 and Lots 5 of Block 3, Grand View Addition to the City of Sheridan, Wyoming as said Tract is shown on the record of survey filed in Drawer A, Plat Number 217 and is described thereon as "Tract 1", said area being more particularly described as follows:

Commencing at the northeast corner of said Tract 1, said point being N89 43'03"W, 116.05 feet from the northeast corner of said Block 3; thence S21 56'23"W, 39.47 feet along the easterly line of said Tract 1 to the POINT OF BEGINNING of said easement; thence S00 26'24"W, 68.19 feet along said easterly line of Tract 1 to a point; thence S59 40'57"W, 8.15 feet along said easterly line of Tract 1 to a point; thence N00 26'24"E, 54.58 feet to a point; thence N21 56'23"E, 19.10 feet to the POINT OF BEGINNING of said easement.

Said parcel containing 429.7 square feet of land more or less. Basis of Bearings is Wyoming State Plane (East Central Zone). Said lands being further shown and designated on Exhibit "A", which is attached hereto and incorporated herein, as that shaded area previously labeled as "Easement 2" in that warranty recorded on April 29, 2003 in Book 442 at Page 773;

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 CORRECTIVE QUITCLAIM DEED IS EXECTUED AND RECORDED TO CORRECT THE OMMISSION OF THE EXHIBIT ATTACHED HERETO BUT WHICH FAILED TO BE RECORDED WITH THAT QUITCLAIM DEED DATED MRCH 14, 2018, AND RECORDED IN THE SHERIDAN COUNTY CLERK'S OFFICE ON MARCH 14, 2018, IN BOOK 572 AT PAGE 487.

WITNESS our hands this 26th day of April, 2018.

Ernest W. Schmidt

Carola W. Schmidt

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 26th day of April, 2018 by Ernest W. Schmidt and Carola W. Schmidt.

WITNESS my hand and official seal.

My Commission expires: 6-9-18

Signature of Notarial Officer
Title: Notary Public

TARA D. KEEP
Notary Public
Sheridan County
Wyoming
My Commission Expires 6-9-18



2018-742221 5/10/2018 3:41 PM PAGE: 2 OF 2
BOOK: 573 PAGE: 583 FEES: \$15.00 SM CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2018-742221 CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
GREG A VON KROSIGK PC PO BOX 602
SHERIDAN WY 82801

