

## QUITCLAIM DEED

**Todd V. and Jerilea J. Phillips**, husband and wife, with a physical address of 162 Upper Rd., Sheridan, Wyoming 82801, ("**Grantors**") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby quitclaims unto, **Fielding T. Phillips and Meagan B. Phillips, husband and wife, tenancy by the entireties with rights of survivorship**, all right, title and interest in and to that certain real property located in Sheridan County, State of Wyoming, and more particularly described as on the attached Exhibit "A". Said track contains 42.39 acres more or less and this deed is made pursuant to that certain **Affidavit of Family Subdivision Exemption**, dated July 16, 2024, and recorded in the Sheridan County Clerk and Recorder's Office.

TOGETHER WITH all improvements situate thereon and all appurtenances belonging thereto; and,

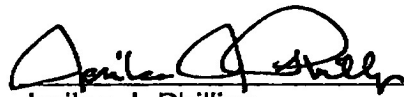
SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record. Further subject to all applicable building and zoning regulations and all city, county and state subdivision laws.

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.

Dated this 16<sup>th</sup> day of July, 2024.

**Grantors:**

  
Todd V. Phillips

  
Jerilea J. Phillips

[INTENTIONALLY BLANK]



STATE OF WYOMING )  
 ) ss.  
County of Sheridan )

The foregoing Quitclaim Deed was executed and acknowledged before me by  
Todd V. Phillips on July 16, 2024.

Witness my hand and official seal.

  
Notary Public

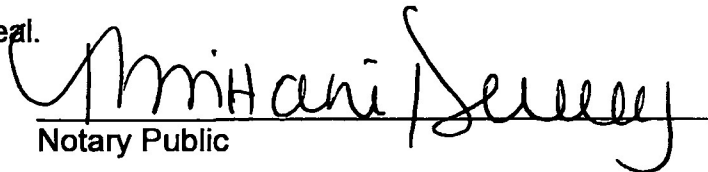
My Commission Expires: 10/13/2029



STATE OF WYOMING )  
 ) ss.  
County of Sheridan )

The foregoing Quitclaim Deed was executed and acknowledged before me by  
Jerilea J. Phillips on July 16, 2024.

Witness my hand and official seal.

  
Notary Public

My Commission Expires: 10/13/2029





**2024-793188** 7/19/2024 1:08 PM PAGE: 3 OF 3  
FEES: \$18.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Record Owner: Todd V. & Jerilea J. Phillips  
June 25, 2024

Re: Family Division Exception

A tract of land situated in the N $\frac{1}{2}$ N $\frac{1}{2}$  & NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

**BEGINNING** at the northwest corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°55'57"E, 2263.88 feet along the north line of Section 29 to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S09°08'06"E, 1180.04 feet along said north line of Section 29 to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S64°02'08"W, 46.16 feet to a point; thence N73°50'52"W, 494.76 feet to a point; thence S85°10'08"W, 256.39 feet to a point; thence N63°54'52"W, 208.82 feet to a point; thence S89°52'08"W, 82.13 feet to a point; thence N45°51'22"W, 576.33 feet to a point; thence N82°42'36"W, 999.99 feet to a point, said point lying on the west line of Section 29; thence N00°29'22"W, 452.00 feet along said west line of said section 29 to the **POINT OF BEGINNING**.

Said tract contains 42.39 acres more or less.

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



**2024-793270** 7/23/2024 3:11 PM PAGE: 6 OF 6  
FEES: \$27.00 PK AFFIDAVIT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2024-793270 AFFIDAVIT - LEGAL**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801