



**TRUSTEES' WARRANTY DEED**

**JULIA ANN GERLACH, MURRAY LANCE TERRY AND MICHAEL WILLIAM TERRY, CO-TRUSTEES OF THE PEGGY ANN TERRY FAMILY TRUST UNDER AGREEMENT DATED NOVEMBER 29, 1990**, (herein referred to as "Grantors"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby convey and warrant to **JULIA ANN GERLACH, MURRAY LANCE TERRY AND MICHAEL WILLIAM TERRY, CO-TRUSTEES OF THE CLARENCE W. TERRY FAMILY TRUST UNDER AGREEMENT DATED NOVEMBER 29, 1990**, (herein referred to as "Grantee"), whose address is c/o Julie Ann Gerlach, 55 Jim Creek Road, Banner, WY 82832, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

Township 57 North, Range 85 West, 6<sup>th</sup> P.M., Sheridan County, WY

- Section 7: Lots 3 and 4, SE $\frac{1}{4}$ SE $\frac{1}{4}$ , EXCEPTING THEREFROM that portion of Lot 4, Sec. 7 conveyed to the State Highway Commission of Wyoming by Warranty Deed recorded January 7, 1981 in Book 254 of Deeds, Page 10.
- Section 8: S $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 17: NW $\frac{1}{4}$ NW $\frac{1}{4}$
- Section 18: All that portion of Lot 1 of Section 18, T. 57 N., R. 85 W., 6<sup>th</sup> P.M., lying Northeast of a parallel right of way line 200 feet to the left or northeasterly side when measured radially to the following described survey line of highway, said right of way line begins on the north boundary of said Section 18 and ends on the east boundary of Lot 1: Beginning at a point which bears S. 32°36'0.2" E., a distance of 105.3 feet from a point on the North boundary of Section 13, T. 57 N., R. 86 W. from which the northeast corner thereof bears N. 89°15'48.6" E. a distance of 195.90 feet, said point of beginning also being located on a 1°15' circular curve concave to the northeast, the radius of which is 4,583.66 feet and at which point a line tangent to said curve bears S. 33°15'31.2" E.; thence with said parallel right of way line 200 feet to the left or northeasterly side, southeasterly along said curve through a central angle of 3°28'39.0" a distance of 243.2 feet to a point on the west boundary of said Section 18 from which the northwest corner thereof bears N. 0°05'13.4" E. a distance of 290.95 feet; thence continuing with said parallel right of way line 200 feet to the left or northeasterly side, continuing along said curve through a central angle of 20°54'00" a distance of 1,672 feet to the point of beginning.

All that portion of Lots 1 and 2 of Section 18, T. 57 N., R. 85 W., 6<sup>th</sup> P.M., lying Southwest of a parallel right of way line of hereinafter stated

distances when measured radially from the following described survey line of highway, said right of way line begins on the west boundary of said Section 18 and ends on the east boundary of said Lot 2: Commencing at the Northwest corner of said Section 18; thence S. 0°05'13.4" W. along the west boundary of said Section 18 a distance of 290.95 feet; thence S. 38°09'10.4" E. a distance of 296.62 feet to the True Point of Beginning, said true point of beginning also being located on a circular curve concave to the Northeast, the radius of which is 4,583.66 feet and at which point a line tangent to said curve bears S. 40°00'25.63"E.; thence with said parallel right of way line 240 feet to the right or southwesterly side, southeasterly along said curve through a central angle of 14°41'20.4" a distance of 1,175.12 feet; thence with said parallel right of way line 200 feet to the right or southwesterly side, continuing along said curve through a central angle of 5°30'00" a distance of 440 feet to the point of ending.

Section 18: N $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , EXCEPTING THEREFROM that portion of the E $\frac{1}{2}$ NW $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 18 conveyed to the State Highway Commission of Wyoming by Warranty Deed recorded January 7, 1981 in Book 254 of Deeds, Page 11; AND EXCEPTING THEREFROM that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 18 conveyed to the Town of Ranchester, Wyoming by Deed recorded in Book 240 at Page 182.

Township 57 North, Range 86 West, 6<sup>th</sup> P.M., Sheridan County, WY

Section 12: S $\frac{1}{2}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$  and a parcel of approximately .05 acres located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  which was acquired from the Wyoming State Highway Commission by Deed dated December 30, 1980, which was recorded in the office of the Sheridan County Clerk and Recorder on January 7, 1981 in Book 254 of Deeds at page 37; EXCEPTING THEREFROM that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 12 conveyed to the State Highway Commission recorded January 7, 1981 in Book 254 of Deeds, Page 9; and that portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 12, conveyed to the State Highway Commission recorded January 7, 1981 in Book 254 of Deeds, Page 10.

Section 13: NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$  except lands within the 5-Mile Flat Subdivision Lot 1 as recorded in Plat Book E, Page No. 32, Rec. 2022-782552, and all those portions of the N $\frac{1}{2}$ NW $\frac{1}{4}$  lying North and Northeasterly of the right of way of the Chicago, Burlington & Quincy Railroad; EXCEPTING THEREFROM that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 13 conveyed to the State Highway Commission of Wyoming in Book 254 of Deeds, page 10.

Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$

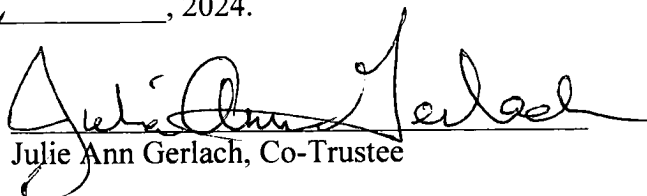
Section 15: SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$

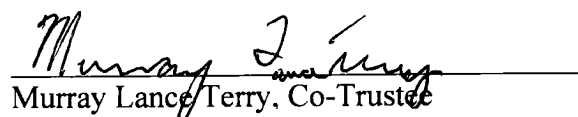
Section 23: NW $\frac{1}{4}$ , EXCEPTING THEREFROM a tract commencing at the NE corner of said NW $\frac{1}{4}$ , running thence South 50 feet; thence Northwest to a point 50 feet West of said NE corner of said NW $\frac{1}{4}$ ; thence East 50 feet to the point of beginning

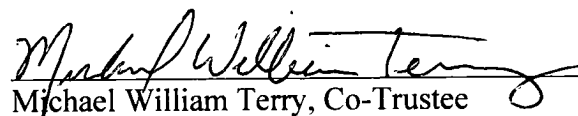
TOGETHER WITH all improvements located thereon or appurtenant thereto.

SUBJECT, HOWEVER, to all easements, encumbrances, licenses, restrictions, regulations, covenants, conditions, defects and encroachments of sight and record.

Dated this 12<sup>th</sup> day of March, 2024.

  
Julie Ann Gerlach, Co-Trustee

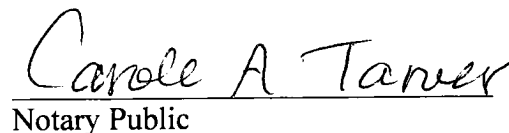
  
Murray Lance Terry, Co-Trustee

  
Michael William Terry, Co-Trustee

STATE OF WYOMING                    )  
  : ss.  
County of Sheridan                    )

The above and foregoing Trustees' Quitclaim Deed was subscribed, sworn to and acknowledged before me this 12<sup>th</sup> day of March, 2024, by Julie Ann Gerlach, Murray Lance Terry and Michael William Terry, Co-Trustees of the Peggy Ann Terry Family Trust under agreement dated November 29, 1990.

WITNESS my hand and official seal.

  
Notary Public

My Commission expires: March 10, 2025

