

**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 $\frac{1}{4}$

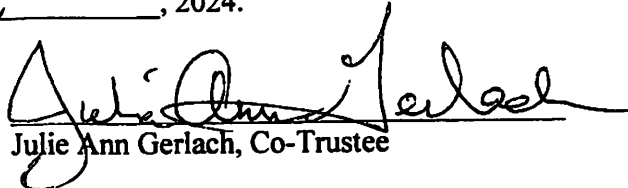
Section 15: SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$

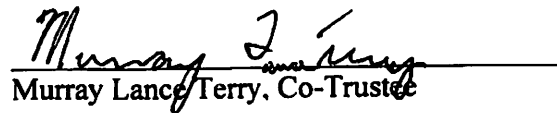
Section 23: NW $\frac{1}{4}$ , EXCEPTING THEREFROM a tract commencing at the NE corner of said NW $\frac{1}{4}$ , running thence South 50 feet; thence Northwest to a point 50 feet West of said NE corner of said NW $\frac{1}{4}$ ; thence East 50 feet to the point of beginning

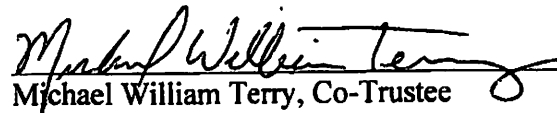
TOGETHER WITH all improvements located thereon or appurtenant thereto.

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

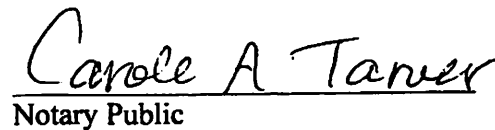
  
Murray Lance Terry, Co-Trustee

  
Michael William Terry, Co-Trustee

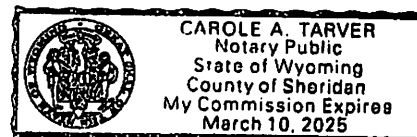
STATE OF WYOMING           )  
  : ss.  
County of Sheridan         )

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



**SPECIAL WARRANTY DEED**

**CHARLENE A. CHURCH**, the daughter of Carl Kaufmann and Vera Kaufmann, also known as Vera L. Rhoades, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys unto **JULIA ANN GERLACH, MURRAY LANCE TERRY AND MICHAEL WILLIAM TERRY, TRUSTEES OF THE CLARENCE W. TERRY TRUST DATED NOVEMBER 29, 1990**, (herein referred to as "Grantees"), whose address is 55 Jim Creek Road, Banner, WY 82832, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the SW1/4NE1/4 and NW1/4SE1/4 of Section 23, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming historically described as "the Southwest diagonal half of the South 50 feet of the West 50 feet of the NE1/4 and the West 50 feet of the W1/2SE1/4 lying North of the Dayton-Ranchester County Road".

Said tract of land also described by metes and bounds as follows:

A tract of land situated in the SW1/4NE1/4 and the NW1/4SE1/4 of Section 23, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming more particularly described as follows:

Beginning at the Center 1/4 Corner of said Section 23; thence along the North-South Centerline of said Section 23 on a bearing of N 1°06'32" W for a distance of 50.00 feet; thence S 45°41'05" E for a distance of 71.30 feet; thence S 0°33'51" E for a distance of 424.06 feet to a point on the North Right-of-Way line of U.S. Highway 14; thence along said North Right-of-Way line on a bearing of S 71°28'53" W for a distance of 52.62 feet to a point on the North-South Centerline of said Section 23; thence along said North-South centerline on a bearing of N 0°33'46" W for a distance of 440.60 feet to the point of beginning. Said tract of land contains 0.53 of an acre, more or less.

TOGETHER WITH all after acquired title.

Grantor does for herself, her heirs, successors and assigns, covenant with the

Grantees that Grantor has not done or suffered any act or executed any document whereby title to the above described property, or any part thereof, now has been or at any time hereafter shall be charged, encumbered or imperiled in any manner whatsoever, but Grantor does not warrant title to the property against any defects that occurred before she acquired title.

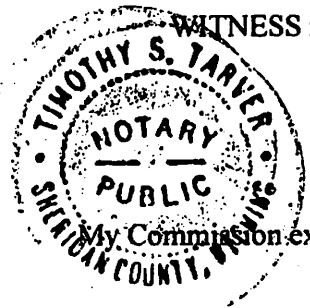
Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 18 day of September, 2023.

Charlene A. Church *1344 Carl Church*  
Charlene A. Church, by Carl Church, her agent under a written Power of Attorney that was recorded in the office of the Sheridan County Clerk and Recorder on September 19, 2023, as Instrument No. 2023-787766

STATE OF WYOMING )  
: ss.  
County of Sheridan )

The above and foregoing Special Warranty Deed was subscribed, sworn to and acknowledged before me this 18<sup>th</sup> day of September, 2023 by Charlene A. Church, through Carl Church, her agent.



WITNESS my hand and official seal.

*[Signature]*  
Notary Public

My Commission expires: March 10, 2025

**SPECIAL WARRANTY DEED**

**TIMOTHY CARL KAUFMANN**, the son of Clifford C. Kaufmann and grandson of Vera Kaufmann, also known as Vera L. Rhoades, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys unto **JULIA ANN GERLACH, MURRAY LANCE TERRY AND MICHAEL WILLIAM TERRY, TRUSTEES OF THE CLARENCE W. TERRY TRUST DATED NOVEMBER 29, 1990**, (herein referred to as "Grantees"), whose address is 55 Jim Creek Road, Banner, WY 82832, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

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Said tract of land also described by metes and bounds as follows:

A tract of land situated in the SW1/4NE1/4 and the NW1/4SE1/4 of Section 23, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming more particularly described as follows:

Beginning at the Center 1/4 Corner of said Section 23; thence along the North-South Centerline of said Section 23 on a bearing of N 1°06'32" W for a distance of 50.00 feet; thence S 45°41'05" E for a distance of 71.30 feet; thence S 0°33'51" E for a distance of 424.06 feet to a point on the North Right-of-Way line of U.S. Highway 14; thence along said North Right-of-Way line on a bearing of S 71°28'53" W for a distance of 52.62 feet to a point on the North-South Centerline of said Section 23; thence along said North-South centerline on a bearing of N 0°33'46" W for a distance of 440.60 feet to the point of beginning. Said tract of land contains 0.53 of an acre, more or less.

TOGETHER WITH all after acquired title.

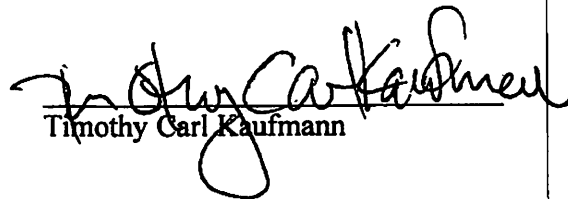
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Grantees that Grantor has not done or suffered any act or executed any document whereby title to the above described property, or any part thereof, now has been or at any time hereafter shall be charged, encumbered or imperiled in any manner whatsoever, but Grantor does not warrant title to the property against any defects that occurred before he acquired title.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

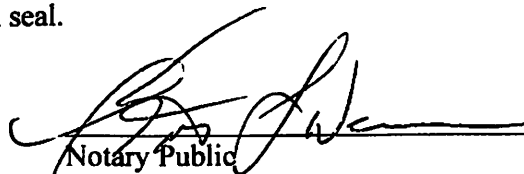
Dated this 2nd day of October, 2023

  
Timothy Carl Kaufmann

STATE OF Idaho )  
: ss.  
County of Ada )

The above and foregoing Special Warranty Deed was subscribed, sworn to and acknowledged before me this 2nd day of October, 2023 by Timothy Carl Kaufmann.

WITNESS my hand and official seal.

  
Notary Public

My Commission expires: 06/21/2027

Kathi L. Werner  
Commission Number: 20212945  
Notary Public  
State of Idaho

**SPECIAL WARRANTY DEED**

**REBECCA A. FULLER**, the daughter of Clifford C. Kaufmann and granddaughter of Vera Kaufmann, also known as Vera L. Rhoades, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys unto **JULIA ANN GERLACH, MURRAY LANCE TERRY AND MICHAEL WILLIAM TERRY, TRUSTEES OF THE CLARENCE W. TERRY TRUST DATED NOVEMBER 29, 1990**, (herein referred to as "Grantees"), whose address is 55 Jim Creek Road, Banner, WY 82832, the following-described real estate which is situate in Sheridan County, Wyoming, to-wit:

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TOGETHER WITH all after acquired title.

Grantor does for herself, her heirs, successors and assigns, covenant with the





Grantees that Grantor has not done or suffered any act or executed any document whereby title to the above described property, or any part thereof, now has been or at any time hereafter shall be charged, encumbered or imperiled in any manner whatsoever, but Grantor does not warrant title to the property against any defects that occurred before she acquired title.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 13 day of September, 2023

Rebecca A. Fuller  
Rebecca A. Fuller

STATE OF Arizona )  
: ss.  
County of Maricopa )

The above and foregoing Special Warranty Deed was subscribed, sworn to and acknowledged before me this 13 day of September, 2023 by Rebeca A. Fuller.

WITNESS my hand and official seal.

Emma Autumn Waters  
Notary Public

My Commission expires: March 19, 2027

