

QUITCLAIM DEED

KNOW ALL MEN BY THERE PRESENTS, **Daniel A. Wardle**, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS to **Daniel A. Wardle Sr. and Cheryl R. Wardle, Trustees of the Daniel A. Wardle Sr. and Cheryl R. Wardle Living Trust, dated May 7, 2008**, and any amendments thereto, whose address is 2279 West 17th Steet, Sheridan, Wyoming 82801, as Grantees, all interest in the following described real estate:

**Attached Agreement for Land Purchase: Legal Descriptions
Exhibit "A" & Exhibit "B"**

Together with all improvements thereon and all appurtenances thereto, and

Subject to all reservations, restrictions, easements, rights-of-way, and covenants of record.

WITNESS her hand this 12 day of SEPT, 2024.

Daniel A Wardle
Daniel A. Wardle

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

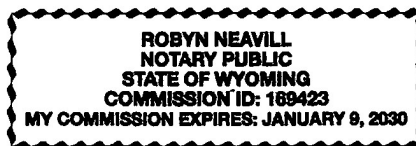
The foregoing instrument was acknowledged before me by Daniel A. Wardle this 12 day of September, 2024.

Witness my hand and official seal.

Robyn Neavill
Notary Public

My Commission Expires:

January 9th 2030



AGREEMENT FOR LAND PURCHASE

THIS AGREEMENT is by and between SHERIDAN COUNTY, WYOMING, hereinafter referred to as the County, and DANIEL A. WARDLE, hereinafter referred to as the Property Owner.

WHEREAS, the County proposes to improve County Road No. 80 by reconstructing and realigning approximately 1.04 miles of County Road 80, also known as Mydland Road;

AND WHEREAS, the County is willing to convey to the Property Owner an isolated tract of land resulting from said reconstruction and realigning of said County Road 80, and an abandoned portion of the existing County Road right-of-way;

NOW THEREFORE, in consideration of mutual covenants set forth herein and for a sum of \$ 5,200 (five thousand two hundred dollars), the parties agree as follows:

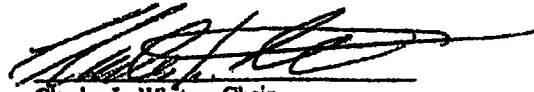
1. Sheridan County agrees to convey a tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as described on attached Exhibit "A".
2. Sheridan County agrees to convey an abandoned portion of the existing County Road 80 right-of-way situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as described on attached Exhibit "B".




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FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, the parties hereto set their hand and seal this 4 day of April, 2000.

Board of County Commissioners
Sheridan County, Wyoming



Charles L. Whiton, Chair



B. Bradford Waters, Member



Steve Cox, Member

Attest: 



Daniel A. Wardle
DANIEL A. WARDLE

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by DANIEL A. WARDLE
this 12th day of JUNE, 2000.

Witness my hand and official seal.

Robin L. Bidney
Notary Public
December 11, 2000



2024-794414 9/12/2024 1:24 PM PAGE: 4 OF 10
FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A

LEGAL DESCRIPTION

**RE: LAND PURCHASE
SHERIDAN COUNTY to DANIEL A. WARDLE**

A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming all in accordance with that certain Record of Survey filed in Drawer A, Plat Number 226 in the office of Sheridan County Clerk; said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (monumented with Military Monument No. 23); thence S36°26'53"W, 1119.11 feet to the **POINT OF BEGINNING (PN 153)**, said point lying on the easterly line of a tract of land described in Book 387 of Deeds, Page 337; thence S37°45'37"E, 45.70 feet along said easterly line to a point (PN 185); thence S29°45'37"E, 264.58 feet along said easterly line to a point (PN 186); thence S01°14'23"W, 114.20 feet along said easterly line to a point (PN 187); thence S29°14'23"W, 35.85 feet along said easterly line to a point (PN 261); thence S71°44'23"W, 177.90 feet along said easterly line to a point (PN 151); thence, leaving said easterly line N19°13'07"E, 112.59 feet to a point (PN 152); thence, through a curve to the left, having a radius of 517.46 feet, a central angle of 40°48'15", an arc length of 368.52 feet, a chord bearing of N01°11'01"W, and a chord length of 360.78 feet to the **POINT OF BEGINNING (PN 153)**.

Said tract of land contains 39,731 square feet of land, more or less.

PN is the respective point number as given on said Record of Survey.

Basis of Bearings is Wyoming State Plane (East Central Zone).



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FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B

LEGAL DESCRIPTION

**RE: EXISTING RIGHT OF WAY TO BE ABANDONED
SHERIDAN COUNTY to DANIEL A. WARDLE**

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, all in accordance with that certain Record of Survey filed in Drawer A, Plat Number 226 in the office of Sheridan County Clerk; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S19°10'33"W, 1385.14 feet to the **POINT OF BEGINNING** (PN 236); said point lying on the south line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the easterly right of way line of Mydland Road (A.K.A. Sheridan - Fort McKenzie County Road No. 80); thence S87°38'03"W, 70.45 feet along said south line to a point lying on the westerly right of way line of Mydland Road (A.K.A. Sheridan Fort McKenzie County Road No. 80) (PN 188); thence N29°14'23"E, 35.52 feet along said westerly right of way line to a point (PN 187); thence N01°14'23"E, 114.20 feet along said westerly right of way line to a point (PN 186); thence N29°45'37"W, 264.58 feet along said westerly right of way line to a point (PN 185); thence N37°45'37"W, 45.70 feet along said westerly right of way line to a point (PN 153); thence, leaving said westerly right of way line through a curve to the left, having a radius of 517.46 feet, a central angle of 06°02'07", an arc length of 54.51 feet, a chord bearing of N24°36'11"W, and a chord length of 54.48 feet to a point (PN 263); thence N27°37'15"W, 247.15 feet to a point lying on said easterly right of way line of Mydland Road (A.K.A. Sheridan - Fort McKenzie County Road No. 80) (PN 182); thence S35°45'37"E, 118.79 feet along said easterly right of way line to a point (PN 181); thence S42°45'37"E, 94.47 feet along said easterly right of way line to a point (PN 232); thence S37°45'37"E, 133.41 feet along said easterly right of way line to a point (PN 233); thence S29°45'37"E, 285.42 feet along said easterly right of way line to a point (PN 234); thence S01°14'23"W, 145.80 feet along said easterly right of way line to a point (PN 235); thence S29°14'23"W, 13.56 feet along said easterly right of way line to the **POINT OF BEGINNING** (PN 236).

Said tract of land contains 36,637 square feet of land more or less.

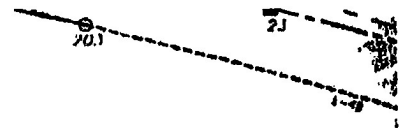
PN is the respective point number as given on said Record of Survey.

Basis of Bearings is Wyoming State Plane (East Central Zone).



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FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK





PI STA 37+04.
N=190171.3815E
E=1402610.974
Δ=0.700'40.3"
R=14.32 39' (H
I=175.28'
CB=N15°42'46"E
CL=175.17'

RECORD OWNER:
HEIGHTS DEVELOPMENT CORPORATION
BOOK 228, PAGE 371

Exh. A

LINE TABLE		
LINE	BEARING	LENGTH
1-1	N44°52'07"	24.02'
1-2	N82°11'03"W	81.48'
1-3	S82°11'03"W	84.21'
1-4	S82°11'03"W	16.00'
1-5	S82°11'03"W	16.00'
1-6	S82°11'03"W	16.00'
1-7	S82°11'03"W	16.00'
1-8	S82°11'03"W	16.00'
1-9	S82°11'03"W	16.00'
1-10	S82°11'03"W	16.00'
1-11	S82°11'03"W	16.00'
1-12	S82°11'03"W	16.00'
1-13	S82°11'03"W	16.00'
1-14	S82°11'03"W	16.00'
1-15	S82°11'03"W	16.00'
1-16	S82°11'03"W	16.00'
1-17	S82°11'03"W	16.00'
1-18	S82°11'03"W	16.00'
1-19	S82°11'03"W	16.00'
1-20	S82°11'03"W	16.00'
1-21	S82°11'03"W	16.00'
1-22	S82°11'03"W	16.00'
1-23	S82°11'03"W	16.00'
1-24	S82°11'03"W	16.00'
1-25	S82°11'03"W	16.00'
1-26	S82°11'03"W	16.00'
1-27	S82°11'03"W	16.00'
1-28	S82°11'03"W	16.00'
1-29	S82°11'03"W	16.00'
1-30	S82°11'03"W	16.00'
1-31	S82°11'03"W	16.00'
1-32	S82°11'03"W	16.00'
1-33	S82°11'03"W	16.00'
1-34	S82°11'03"W	16.00'
1-35	S82°11'03"W	16.00'
1-36	S82°11'03"W	16.00'
1-37	S82°11'03"W	16.00'
1-38	S82°11'03"W	16.00'
1-39	S82°11'03"W	16.00'
1-40	S82°11'03"W	16.00'

LINE TABLE		
LINE	BEARING	LENGTH
1-41	N14°03'07"	24.02'
1-42	N82°11'03"W	81.48'
1-43	S82°11'03"W	84.21'
1-44	S82°11'03"W	16.00'
1-45	S82°11'03"W	16.00'
1-46	S82°11'03"W	16.00'
1-47	S82°11'03"W	16.00'
1-48	S82°11'03"W	16.00'
1-49	S82°11'03"W	16.00'
1-50	S82°11'03"W	16.00'
1-51	S82°11'03"W	16.00'
1-52	S82°11'03"W	16.00'
1-53	S82°11'03"W	16.00'
1-54	S82°11'03"W	16.00'
1-55	S82°11'03"W	16.00'
1-56	S82°11'03"W	16.00'
1-57	S82°11'03"W	16.00'
1-58	S82°11'03"W	16.00'
1-59	S82°11'03"W	16.00'
1-60	S82°11'03"W	16.00'
1-61	S82°11'03"W	16.00'
1-62	S82°11'03"W	16.00'
1-63	S82°11'03"W	16.00'
1-64	S82°11'03"W	16.00'
1-65	S82°11'03"W	16.00'
1-66	S82°11'03"W	16.00'
1-67	S82°11'03"W	16.00'
1-68	S82°11'03"W	16.00'
1-69	S82°11'03"W	16.00'
1-70	S82°11'03"W	16.00'
1-71	S82°11'03"W	16.00'
1-72	S82°11'03"W	16.00'
1-73	S82°11'03"W	16.00'
1-74	S82°11'03"W	16.00'
1-75	S82°11'03"W	16.00'
1-76	S82°11'03"W	16.00'
1-77	S82°11'03"W	16.00'
1-78	S82°11'03"W	16.00'
1-79	S82°11'03"W	16.00'
1-80	S82°11'03"W	16.00'
1-81	S82°11'03"W	16.00'
1-82	S82°11'03"W	16.00'
1-83	S82°11'03"W	16.00'
1-84	S82°11'03"W	16.00'
1-85	S82°11'03"W	16.00'
1-86	S82°11'03"W	16.00'
1-87	S82°11'03"W	16.00'
1-88	S82°11'03"W	16.00'
1-89	S82°11'03"W	16.00'
1-90	S82°11'03"W	16.00'

CURVE TABLE				
CURVE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C-1	N44°52'07"	24.02'	N14°03'07"	24.02'
C-2	N82°11'03"W	81.48'	N82°11'03"W	81.48'
C-3	S82°11'03"W	84.21'	S82°11'03"W	84.21'
C-4	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-5	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-6	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-7	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-8	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-9	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-10	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-11	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-12	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-13	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-14	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-15	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-16	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-17	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-18	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-19	S82°11'03"W	16.00'	S82°11'03"W	16.00'
C-20	S82°11'03"W	16.00'	S82°11'03"W	16.00'

LEGEND

- SET 3-1/4" ALUMINUM
- SET 1-1/8" ALUMINUM
- FOUND 1-1/2" ALUMINUM
- FOUND IRON PIPE
- FOUND 1" PLASTIC CAP
- FOUND 3-1/4" ALUMINUM
- FOUND METALRY MOUNT
- FOUND ALUMINUM CAP
- FOUND 7/8" REBAR
- FOUND 3/8" REBAR/PS
- 1-1/2" ALUMINUM CAP
- FOUND FOUND/NOTED
- PROPERTY LINE
- CENTERLINE
- ORIGINAL RIGHT OF WAY
- SECTION LINE
- EXTENSION SECTION LINE
- RIGHT OF WAY LINE
- PERPETUAL RIGHT OF WAY
- EXISTING ROAD TO BE RETAINED BY THE

CONTROL POINT

101	1898207 997	1402149 987
102	1898998 043	1402218 235
103	1900577 301	1402142 541
104	1901540 553	1402438 593
105	1903026 551	1402341 330

0000000000

RECORD CHAIR:
HEIGHTS DEVELOPMENT CORPORATION
BOOK 228, PAGE 371

PI STA. 37+04
N=180171.8154
E=1402610.974
L=101'00"40.3"
R=1432.39' (R)
I=173.28'
CB=N15°42'48"E
CL=115.17'

Exh. B

LINE TABLE		
LINE	BEARING	LENGTH
1-1	N89°58'47"W	21.04'
1-2	N87°40'07"W	40.65'
1-3	N89°58'47"W	84.43'
1-4	S89°58'47"W	25.00'
1-5	S87°40'07"W	10.82'
1-6	S89°58'47"W	13.00'
1-7	N89°58'47"W	406.14'
1-8	N87°40'07"W	45.45'
1-9	N89°58'47"W	1858.10'
1-10	S89°58'47"W	854.91'
1-11	S87°40'07"W	41.82'
1-12	S89°58'47"W	53.00'
1-13	N89°58'47"W	53.00'
1-14	N87°40'07"W	11.42'
1-15	N89°58'47"W	30.00'
1-16	N87°40'07"W	5.17'
1-17	N89°58'47"W	286.72'
1-18	N87°40'07"W	6.00'
1-19	N89°58'47"W	318.14'
1-20	N87°40'07"W	60.45'
1-21	N89°58'47"W	104.84'
1-22	N87°40'07"W	158.45'
1-23	S87°40'07"W	22.48'
1-24	S89°58'47"W	18.00'
1-25	S87°40'07"W	18.00'
1-26	S89°58'47"W	64.61'
1-27	S87°40'07"W	278.89'
1-28	S89°58'47"W	6.40'
1-29	S87°40'07"W	84.72'
1-30	S89°58'47"W	21.04'
1-31	N89°58'47"W	104.84'
1-32	N87°40'07"W	58.00'
1-33	N89°58'47"W	4.00'
1-34	N87°40'07"W	8.00'
1-35	N89°58'47"W	184.41'
1-36	N87°40'07"W	88.00'
1-37	N89°58'47"W	71.72'
1-38	N87°40'07"W	184.41'
1-39	N89°58'47"W	278.89'
1-40	N87°40'07"W	6.40'
1-41	N89°58'47"W	40.65'
1-42	N87°40'07"W	104.84'
1-43	N89°58'47"W	104.84'
1-44	N87°40'07"W	104.84'
1-45	N89°58'47"W	62.00'
1-46	N87°40'07"W	104.84'
1-47	N89°58'47"W	104.84'
1-48	S87°40'07"W	217.50'

LINE TABLE		
LINE	BEARING	LENGTH
1-49	N89°58'47"W	406.14'
1-50	N87°40'07"W	45.45'
1-51	N89°58'47"W	25.00'
1-52	S89°58'47"W	84.43'
1-53	S87°40'07"W	21.04'
1-54	S89°58'47"W	40.65'
1-55	N89°58'47"W	13.00'
1-56	N87°40'07"W	10.82'
1-57	N89°58'47"W	25.00'
1-58	N87°40'07"W	406.14'
1-59	N89°58'47"W	45.45'
1-60	N87°40'07"W	854.91'
1-61	N89°58'47"W	1858.10'
1-62	S89°58'47"W	21.04'
1-63	S87°40'07"W	40.65'
1-64	S89°58'47"W	84.43'
1-65	N89°58'47"W	25.00'
1-66	N87°40'07"W	10.82'
1-67	N89°58'47"W	13.00'
1-68	N87°40'07"W	406.14'
1-69	N89°58'47"W	45.45'
1-70	N87°40'07"W	854.91'
1-71	N89°58'47"W	1858.10'
1-72	S89°58'47"W	21.04'
1-73	S87°40'07"W	40.65'
1-74	S89°58'47"W	84.43'
1-75	N89°58'47"W	25.00'
1-76	N87°40'07"W	10.82'
1-77	N89°58'47"W	13.00'
1-78	N87°40'07"W	406.14'
1-79	N89°58'47"W	45.45'
1-80	N87°40'07"W	854.91'
1-81	N89°58'47"W	1858.10'
1-82	S89°58'47"W	21.04'
1-83	S87°40'07"W	40.65'
1-84	S89°58'47"W	84.43'
1-85	N89°58'47"W	25.00'
1-86	N87°40'07"W	10.82'
1-87	N89°58'47"W	13.00'
1-88	N87°40'07"W	406.14'
1-89	N89°58'47"W	45.45'
1-90	N87°40'07"W	854.91'
1-91	N89°58'47"W	1858.10'
1-92	S89°58'47"W	21.04'
1-93	S87°40'07"W	40.65'
1-94	S89°58'47"W	84.43'
1-95	N89°58'47"W	25.00'
1-96	N87°40'07"W	10.82'
1-97	N89°58'47"W	13.00'
1-98	N87°40'07"W	406.14'
1-99	N89°58'47"W	45.45'
1-100	N87°40'07"W	854.91'

CURVE TABLE				
CURVE	BEARING	DELTA	LENGTH	CHORD LENGTH
C-1	N89°58'47"W	91°04'58"	160.00'	160.00'
C-2	N89°58'47"W	91°04'58"	160.00'	160.00'
C-3	N89°58'47"W	91°04'58"	160.00'	160.00'
C-4	N89°58'47"W	91°04'58"	160.00'	160.00'
C-5	N89°58'47"W	91°04'58"	160.00'	160.00'
C-6	N89°58'47"W	91°04'58"	160.00'	160.00'
C-7	N89°58'47"W	91°04'58"	160.00'	160.00'
C-8	N89°58'47"W	91°04'58"	160.00'	160.00'
C-9	N89°58'47"W	91°04'58"	160.00'	160.00'
C-10	N89°58'47"W	91°04'58"	160.00'	160.00'
C-11	N89°58'47"W	91°04'58"	160.00'	160.00'
C-12	N89°58'47"W	91°04'58"	160.00'	160.00'
C-13	N89°58'47"W	91°04'58"	160.00'	160.00'
C-14	N89°58'47"W	91°04'58"	160.00'	160.00'
C-15	N89°58'47"W	91°04'58"	160.00'	160.00'
C-16	N89°58'47"W	91°04'58"	160.00'	160.00'
C-17	N89°58'47"W	91°04'58"	160.00'	160.00'
C-18	N89°58'47"W	91°04'58"	160.00'	160.00'
C-19	N89°58'47"W	91°04'58"	160.00'	160.00'
C-20	N89°58'47"W	91°04'58"	160.00'	160.00'
C-21	N89°58'47"W	91°04'58"	160.00'	160.00'
C-22	N89°58'47"W	91°04'58"	160.00'	160.00'
C-23	N89°58'47"W	91°04'58"	160.00'	160.00'
C-24	N89°58'47"W	91°04'58"	160.00'	160.00'
C-25	N89°58'47"W	91°04'58"	160.00'	160.00'
C-26	N89°58'47"W	91°04'58"	160.00'	160.00'
C-27	N89°58'47"W	91°04'58"	160.00'	160.00'
C-28	N89°58'47"W	91°04'58"	160.00'	160.00'
C-29	N89°58'47"W	91°04'58"	160.00'	160.00'
C-30	N89°58'47"W	91°04'58"	160.00'	160.00'

LEGEND

- NET 3-1/4" ALUMINUM
- SET 1-1/8" ALUMINUM
- FOUND 1-1/2" ALUMINUM
- FOUND HIGH FURY
- FOUND 1" PLASTIC CAP
- FOUND 3-1/4" ALUMINUM
- FOUND METALLIC MONUMENT
- FOUND ALUMINUM CAP
- FOUND 3/8" REBAR
- FOUND 1/8" REBAR/SH
- 1-1/2" ALUMINUM CAP
- NOTHING FOUND/NOTHING

- PROPERTY LINE
- CENTERLINE
- ORIGINAL RIGHT OF WAY
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT OF WAY LINE
- PERPETUAL RIGHT OF WAY
- ENDING ROAD TO OF P TO BE ALIGNED BY THE

CONTROL POINT

101	1898207 997	1402149 927
102	1898998 045	1402218 833
103	1900377 301	1402142 341
104	1901340 355	1402438 599
105	1903096 531	1402541 330

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FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-794414 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DANIEL WARDLE 2279 W 17TH ST
SHERIDAN WY 82801