



QUITCLAIM DEED

PB Enterprises, LLC, a Wyoming limited liability company, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) Dollars, convey and quitclaim to the **GRANTEE, PB Enterprises, LLC, a Wyoming limited liability company**, whose address is 108 S. Thurmond St, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming:

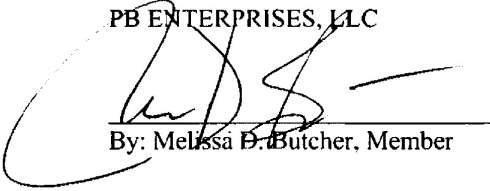
See Exhibit A, attached hereto

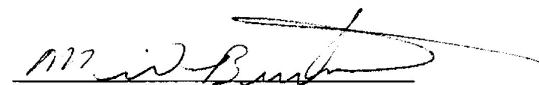
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging;

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 11th day of September, 2024.

PB ENTERPRISES, LLC

By:  Melissa D. Butcher, Member

By:  Michael R. Butcher, Member

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 11th day of September, 2024, by Melissa D. Butcher and Michael R. Butcher, as Members of PB Enterprises, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

My Commission Expires

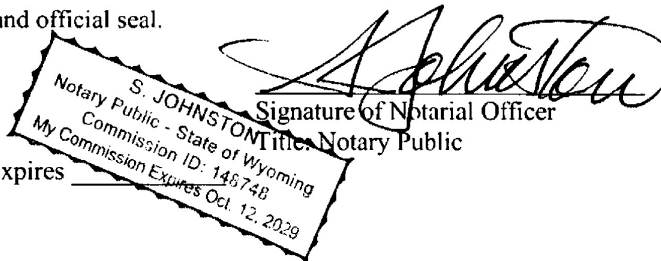


EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: *PB Enterprises, LLC*

Re: Parcel B – Tract of land located in Block 3, Johnston First Addition

A tract of land situated in the Block 3, Johnston First Addition, Town of Ranchester, Wyoming; said tract being more particularly described as follows:

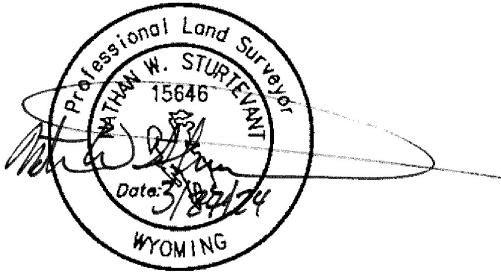
BEGINNING at the southeast corner of said Block 3, Johnston First Addition (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence S89°14'12"W, 185.39 feet along the north right-of-way line of Hardin Street to a point, said point lying on the east line of Lot 2, Heaps Subdivision; thence N00°46'38"W, 10.25 feet along said east line of Lot 2, Heaps Subdivision to a point, said point being the southeast corner of Lot 1; thence N00°42'24"W, 103.68 feet along said Lot 1 to a point (Witnessed with a 2" Aluminum Cap per PLS 15646, N71°06'28"E, 1.5 Feet); thence N71°06'28"E, 195.15 feet to a point, said point lying on the west right-of-way line of Second Avenue West; thence S00°42'24"E, 174.66 feet along said east right-of-way line of Second Avenue West to the **POINT OF BEGINNING**.

Said tract contains 26,753 Square Feet, more or less.

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

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

H:\Job File\2024-001 PB Enterprises\Legal\PB Enter.docx

NO. 2024-794387 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 632 COFFEE AVE
SHERIDAN WY 82801