

QUITCLAIM DEED

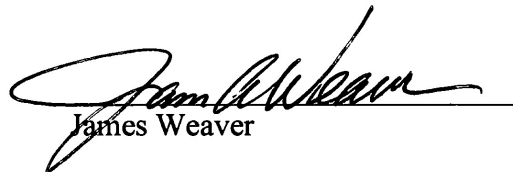
KNOW ALL MEN BY THESE PRESENTS, that **JAMES WEAVER**, "Grantor," of the County of Sheridan, State of Wyoming, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt thereof is hereby acknowledged, hereby **CONVEYS** and **QUITCLAIMS** to **JAMES WEAVER FAMILY REVOCABLE TRUST, DATED NOVEMBER 26, 2024, AND ANY AMENDMENTS THERETO**, "Grantee," with an address of 2035 Skyview West Drive #2, Sheridan, Wyoming 82801, the following described real estate, situated in Sheridan County, State of Wyoming, with all improvements thereon, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

See Exhibit A attached hereto.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

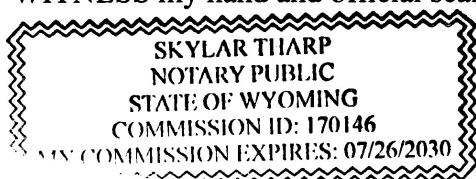
DATED this 29 day of January, 2025.

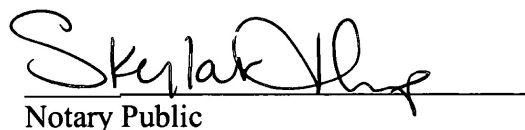

James Weaver

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

29th The above and foregoing instrument was acknowledged before me by James Weaver, this day of January, 2025.

WITNESS my hand and official seal.




Notary Public

My commission expires: 07/26/30

EXHIBIT A

A TRACT OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) AND THE SOUTH HALF OF SOUTHEAST QUARTER (S $\frac{1}{2}$ SE $\frac{1}{4}$) OF SECTION 30, ALSO WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER (N $\frac{1}{2}$ NE $\frac{1}{4}$) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE N 21°38'43" E, 23.92 FEET TO THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED AS NORTHERN EASEMENT ON EXHIBIT RECORDED IN THE RECORDS OF THE SHERIDAN COUNTY CLERK RECORD #2021-774272, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 41°13'03" W, 246.21 FEET ALONG SAID CENTERLINE; THENCE N 37°53'14" W, 57.96 FEET ALONG SAID CENTERLINE; THENCE N 74°08'29" E, 1568.25 FEET TO A POINT LYING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE N 01°13'04" W, 388.14 FEET ALONG SAID WEST LINE; THENCE S 38°07'01" E, 2624.73 FEET TO A POINT ON THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED AS EASTERN EASEMENT ON SAID EXHIBIT RECORD NUMBER #2021-774272; THENCE S 25°00'50" W, 105.67 FEET ALONG SAID CENTERLINE OF EASTERN EASEMENT; THENCE ALONG SAID CENTERLINE OF EASTERN EASEMENT THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 172.64 FEET, A DELTA OF 98°54'58", A CHORD BEARING OF S 74°28'18" W AND A CHORD DISTANCE OF 151.99 FEET; THENCE N 56°04'13" W, 284.59 FEET ALONG SAID CENTERLINE OF EASTERN EASEMENT; THENCE N 59°16'10" W, 177.61 FEET ALONG SAID CENTERLINE OF EASTERN EASEMENT; THENCE S 19°10'42" W, 844.69 FEET; THENCE S 88°51'38" W, 599.98 FEET TO THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED AS SOUTHERN EASEMENT ON SAID EXHIBIT RECORD #2021-774272; THENCE N 06°41'04" E, 305.14 FEET ALONG SAID CENTERLINE OF SOUTHERN ACCESS EASEMENT; THENCE CONTINUING ALONG SAID CENTERLINE OF SOUTHERN ACCESS EASEMENT THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 275 FEET, AN ARC LENGTH OF 342.47 FEET, A CENTRAL ANGLE OF 71°21'11", A CHORD BEARING OF N 28°59'31" W AND A CHORD DISTANCE OF 320.76 FEET; THENCE N 64°40'06" W, 41.03 FEET TO THE INTERSECTION OF SAID CENTERLINE OF SOUTHERN ACCESS EASEMENT AND SAID CENTERLINE OF NORTHERN ACCESS EASEMENT; THENCE N 64°40'06" W, 139.48 FEET ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT;



THENCE CONTINUING ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 106.93 FEET, A CENTRAL ANGLE OF 12°15'11", A CHORD BEARING OF N 58°32'31" W AND A CHORD DISTANCE OF 106.72 FEET; THENCE N 52°24'55" W, 227.28 FEET ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT; THENCE N 57°05'39" W, 352.70 FEET ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT; THENCE N 50°47'34" W, 304.83 FEET ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT; THENCE N 51°43'11" W, 93.25 FEET ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT; THENCE CONTINUING ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 170.66 FEET, A CENTRAL ANGLE OF 19°33'21", A CHORD BEARING OF N 41°56'31"W AND A CHORD DISTANCE OF 169.83 FEET; THENCE N 32°09'51"W, 271.68 FEET ALONG SAID CENTERLINE OF SAID NORTHERN ACCESS EASEMENT; THENCE N 38°07'25" W, 76.87 FEET ALONG SAID CENTERLINE OF NORTHERN ACCESS EASEMENT TO THE POINT OF BEGINNING.

