

QUITCLAIM DEED

Nathan C. Winterland and Shauna L. Winterland, husband and wife, and David Michael Dewey, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) Dollars, convey and quitclaim to the **GRANTEES, Nathan C. Winterland and Shauna L. Winterland, husband and wife**, whose address is PO Box 7381 Sheridan, WY 82801 the following described real estate, situate in Sheridan County and State of Wyoming:

SEE ATTACHED EXHIBIT A


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 10 day of March, 2022.



Nathan C. Winterland



Shauna L. Winterland



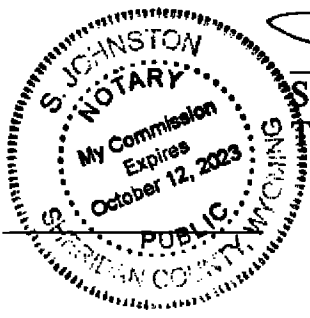
David Michael Dewey

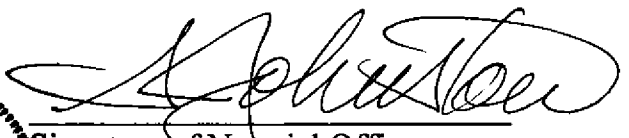
State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Nathan C. Winterland, Shauna L. Winterland, and David Michael Dewey, this 10th day of March, 2022.

Witness my hand and official seal.

My Commission Expires





Signature of Notarial Officer
Title: Notary Public



2022-777127 3/18/2022 1:04 PM PAGE: 2 OF 2
FEES: \$15.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT A – Legal Description

A tract of land situated in the S½SE¼ of Section 5, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming, consisting of both the “BLA Tract” and “Exisitng Tract” both shown on that certain Record of Survey recorded February 14, 2022 as Suvey A, No. 655, Instrument No. 2022-776450; said tract being more particularly described as follows:

BEGINNING at the southwest corner of said S½SE¼ (monumented with a 3” brass cap per PLS 529);

thence N00°12'41"W, 450.48 feet along the west line of said S½SE¼ to a 2” aluminum cap per PLS 5369;

thence N89°34'28"E, 1563.03 feet to a 2” aluminum cap per PLS 5369 being the northeast corner of a tract described in Book 538 of Deeds, Page 319;

thence S04°20'40"W, 433.34 feet along the east line of said tract described in Book 538, to a 2” aluminum cap per PLS 5369 being the southeast corner of said tract;

thence S89°34'49"W, 433.26 feet along the south line of said tract described in Book 538 to a point in the centerline of Beaty Gulch Road being the southwest corner of said tract described in Book 538 and lying on the east line of a tract described in instrument #2021-770704

thence S04°20'57"W, 17.83 feet along said east to a point lying on the south line of said Section 5, witnessed by a 2” aluminum cap per PLS 5369 bears S89°31'37"W a distance of 30 feet;

thence S89°31'37"W, 1093.93 feet along said south line to the **POINT OF BEGINNING**.

Said tract contains 15.78 acres of land more or less.

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

Distances are multiplied to surface by the Datum Adjustment Factor of 1.000235.

NO. 2022-777127 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET
SHERIDAN WY 82801