



## QUITCLAIM DEED

Garber Agri-Business, Inc. a Wyoming corporation, of P.O. Box 310, Big Horn, Wyoming 82833, hereinafter "GRANTOR," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby quitclaim(s) unto Jerry K. Sommer and Marianne L. Sommer, husband and wife, of 7 Troon Place, Sheridan, WY 82801, hereinafter "GRANTEE," all of the GRANTOR's right, title and possession, including any and all after-acquired title, in and to the following described real estate situate in Sheridan County, Wyoming, to wit:

A tract of land situated in N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , & N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 22, Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, (see Record of Survey filed in Drawer "A" in the Sheridan County Courthouse); said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 22 (monumented with a 3-1/4" Aluminum Cap per PLS 2615); thence S56°32'34"W, 1560.59 feet to the **POINT OF BEGINNING** of said tract; Thence N07°04'15"W, 15.09 feet to a point; Thence N87°19'32"W, 545.88 feet to a point; Thence N22°41'57"W, 279.31 feet to a point; Thence S88°45'14"W, 1953.49 feet to a point, said point lying on the west line of the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; Thence S01°11'58"W, 100.00 feet along said west line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  to the southwest corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 22; Thence N89°36'55"E, 1295.84 feet along the south line of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, said point being the southeast corner of said N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; Thence S01°07'38"W, 676.99 feet along the west line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  to a point, said point being the southwest corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N89°27'41"E, 1306.04 feet along the south line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$  to a point, said point being the northeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence S00°56'37"W, 1117.68 feet along the west line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  to a point, said point lying the north line of Red Grade Road; thence N37°16'21"E, 56.74 feet along the northerly line of said Red Grade Road to a point; thence, along said northerly right-of-way line of said Red Grade Road, through a curve to the right, having a central angle of 04°01'06", a length of 82.99 feet, a radius of 1183.28 feet, a chord bearing of N39°16'55"E and a chord distance of 82.97 feet to a point; thence N01°26'47"E, 939.28 feet to a point; thence N07°04'15"W, 573.77 feet to the **POINT OF BEGINNING** of said tract.

Said Tract contains 26.33 acres, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone. DAF:1.00030

Together with all improvements, fixtures, hereditaments and appurtenances thereto belonging or in anywise appertaining to or associated therewith, however evidenced; and,

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, encumbrances and rights of record and subject to building and zoning regulations and city, state and county subdivision laws, a 26.33 acre tract of land.

Fully releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, if any.

WITNESS my hand on this 17<sup>th</sup> day of December, 2024.

Garber Agri-Business, Inc.

By: Roy Garber  
Authorized Agent: Roy Garber

STATE OF WYOMING     )  
                                  ) ss  
COUNTY OF SHERIDAN )

The above instrument was executed and acknowledged before me this 17<sup>th</sup> day of December, 2024 by Roy Garber, in his capacity as authorized agent for Garber Agri-Business, Inc., a Wyoming corporation.

Witness my hand and official seal.

Skylar Tharp  
Notary Public

My commission expires: 07/26/30

SEAL

