

QUITCLAIM DEED

Robert R. Beckman, a single person and Thomas J. Beckman, a single person, GRANTORS, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and quitclaim to Robert R. Beckman, a single person and Thomas J. Beckman, a single person, as joint tenants with rights of survivorship GRANTEES, whose address is 55 Metz Rd Sheridan, WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

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.

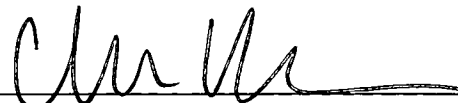
WITNESS our hands this 20 day of February, 2024.


Robert R. Beckman

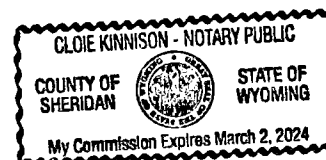
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 20 day of February, 2024 by Robert R. Beckman.

WITNESS my hand and official seal.

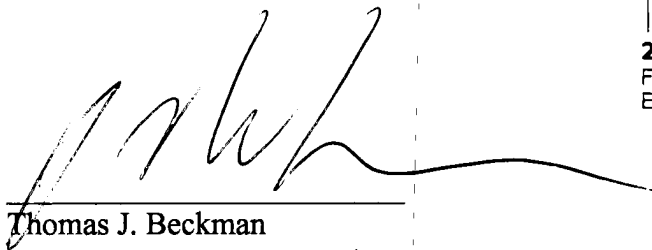

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24





2024-790649 3/4/2024 4:06 PM PAGE: 2 OF 3
FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

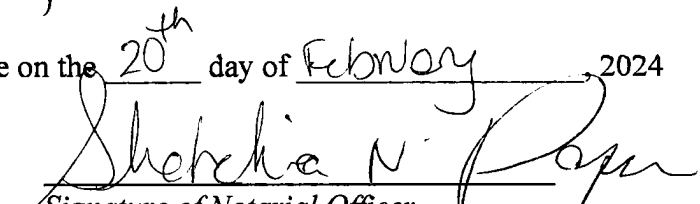

Thomas J. Beckman

New York
STATE OF ~~WYOMING~~

COUNTY OF Kings)
) ss.

This instrument was acknowledged before me on the 20th day of February, 2024
by Thomas J. Beckman.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 03/20/2027

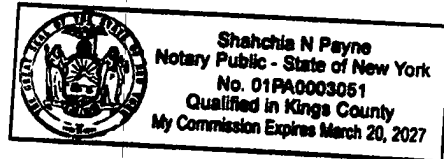


EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: *Robert R Beckman, & Thomas J. Beckman*
December 4, 2023

Re: Revised Tract of Land for Boundary Line Adjustment

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, and SW $\frac{1}{4}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, see Record of Survey filed in Drawer "A" of Plats, Number 720 in the Sheridan County Courthouse; said tract being more particularly described as follows:

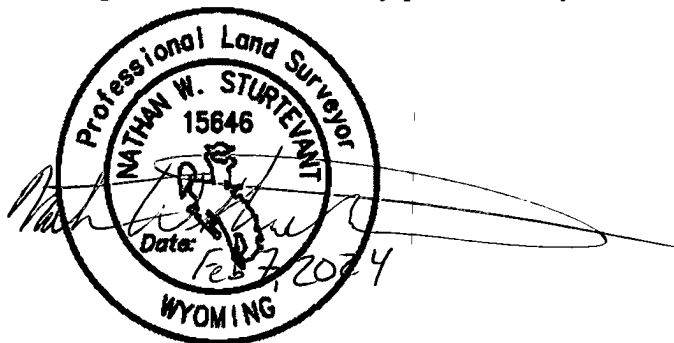
Commencing at the southeast corner of said Section 21 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N17°14'05"W, 2234.25 feet to the **POINT OF BEGINNING** of said tract, said point lying on the north right-of-way line of Metz Road; thence N00°21'40"W, 1199.26 feet to a point; thence N89°23'03"E, 738.56 feet to a point; thence S01°11'48"E, 121.73 feet to a point; thence N89°15'21"W, 24.06 feet to a point; thence S00°10'09"E, 476.96 feet to a point; thence S87°53'29"E, 21.92 feet to a point; thence S00°03'34"E, 599.50 feet to a point, said point lying on the north line of said Metz Road; thence S89°20'09"W, 733.43 feet to the **POINT OF BEGINNING**.

Said tract contains 20.03 acres 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.

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