

## Quitclaim Deed

**Sheridan Heights Ranch, LLC**, a Wyoming limited liability company ("Grantor") conveys and quitclaims to **Sheridan Community Land Trust** ("Grantee"), whose address is 14 Lane Ln., Sheridan, WY 82801, the following described property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 29, Township 56 North, Range 84 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

**BEGINNING** at the west quarter corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°23'40"W, 1011.89 feet along the west line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  to a point, said point lying on the southerly right-of-way agreement line as described in Book 148 of Deeds, Page 138 (Monumented with a 2" Aluminum Cap per PLS 19344); thence, along said southerly right-of-way agreement line through a non-tangent curve to the right, having a central angle of 05°29'47", a radius of 460.00 feet, an arc length of 44.13 feet, a chord bearing of S38°45'45"E, and a chord length of 44.11 feet to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence S36°00'52"E, 364.51 feet along said southerly right-of-way agreement line to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence, along said southerly right-of-way agreement line through a curve to the left, having a central angle of 20°56'00", a radius of 440.00 feet, an arc length of 160.76 feet, a chord bearing S46°28'52"E, and a chord length of 159.86 feet to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence S56°56'52"E, 122.24 feet along said southerly right-of-way agreement line to a point (Monumented with a 2" Aluminum Cap per PLS 19344); thence, along said southerly right-of-way agreement line through a curve to the left, having a central angle of 03°31'59", a radius of 240.00 feet, an arc length of 14.80 feet, a chord bearing of S58°42'51"E, and a chord length of 14.80 feet to a point, said point lying on the west line of a tract of land described in Book 148 of Deeds, Page 141 (Monumented with a 2" Aluminum Cap per PLS 19344); thence S00°44'45"E, 503.46 feet along said west line of said tract described in Book 148 of Deeds, Page 141 to a point, said point being the southwest corner of said tract described in Book 148 of Deeds, Page 141, lying on the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ , and lying on the north line of Lot 12, Saddlecrest Subdivision, Corrected Plat of Lots 7-13 (Monumented with a  $\frac{1}{2}$ " Aluminum Cap per PLS 2615); thence N89°22'02"W, 472.59 feet along said south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ , and the north line of said Lot 12, Saddlecrest Subdivision, Corrected Plat of Lots 7-13 to the **POINT OF BEGINNING** of said tract.



Said tract containing 7.77 acres of land, more or less.

TOGETHER WITH all buildings, improvements and fixtures situate thereon and all water and water rights, ditches and ditch rights appertaining thereto.

SUBJECT TO all real estate taxes, exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to all building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED this 16 day of December, 2024.

Don Roberts, Member/Manager  
Sheridan Heights Ranch, LLC

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss.

This instrument was acknowledged before me this \_\_\_\_ day of December, 2024, by  
**Don Roberts**, manager/member of Sheridan Heights Ranch, LLC.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: \_\_\_\_\_

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Santa Barbara )

On 12/16/2024 before me, Mary L. Ortega Notary Public  
Date Here Insert Name and Title of the Officer

Personally appeared Don Roberts  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary L. Ortega  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document \_\_\_\_\_ Document Date \_\_\_\_\_

Number of Pages \_\_\_\_\_ Signer(s) Other Than Named Above \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
Corporate Officer—Title(s) _____	Corporate Officer—Title(s) _____
Partner Limited General	Partner Limited General
Individual Attorney in Fact	Individual Attorney in Fact
Trustee Guardian or Conservator	Trustee Guardian or Conservator
Other _____	Other _____

Signer Is Representing \_\_\_\_\_ Signer Is Representing \_\_\_\_\_

NO. 2025-796605 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
YONKEE & TONER P O BOX 6288  
SHERIDAN WY 82801