



**2025-803023** 10/29/2025 1:58 PM PAGE: 1 OF 2  
FEES: \$15.00 RS QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## Quitclaim Deed

**Sheridan Community Land Trust** ("Grantor") conveys and quitclaims to **Sheridan Community Lands, LLC** ("Grantee") whose address is 14 Lane Lane, Sheridan, WY 82801 the following described real estate 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, 6th 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.


This property is conveyed in an "AS IS, WHERE IS" physical condition.



**2025-803023** 10/29/2025 1:58 PM PAGE: 2 OF 2  
FEES: \$15.00 RS QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Dated this 27 day of October, 2025

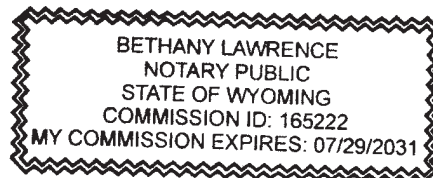
Sheridan Community Land Trust

By:   
Brad Bauer, Executive Director

STATE OF WYOMING                   )  
  )  
COUNTY OF SHERIDAN            )

This Quitclaim Deed was signed before me this 27<sup>th</sup> day of October, 2025, by Brad Bauer, Executive Director of Sheridan Community Land Trust.

  
Notary Public



My Commission Expires: July 29, 2031

**NO. 2025-803023 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COMMUNITY LAND TRUST PO BOX 7185  
SHERIDAN WY 82801

### Quitclaim Deed

Sheridan Heights Ranch LLC ("Grantor") conveys and quitclaims to Sheridan Community Lands, LLC ("Grantee") whose address is 14 Lane Lane, Sheridan, WY 82801 the following described real estate 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:

Conservation Tracts 1 and 2 of the Gillispie Draw Subdivision, a subdivision in Sheridan County, Wyoming.

This property is conveyed in an "AS IS, WHERE IS" physical condition.

Dated this 2 day of October, 2025

Sheridan Heights Ranch LLC

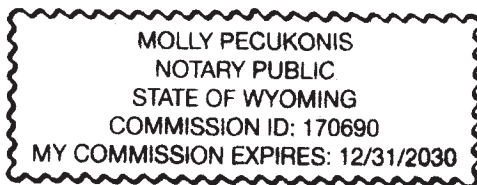
By: [Signature]  
Donald B. Roberts, manager

STATE OF WYOMING )  
COUNTY OF SHERIDAN )

This Quitclaim Deed was signed before me this 2<sup>nd</sup> day of October, 2025 by Donald B. Roberts, manager of Sheridan Heights Ranch LLC.

[Signature]  
Notary Public

My commission expires: 12/31/2030



**NO. 2025-803022 QUITCLAIM DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COMMUNITY LAND TRUST PO BOX 7185  
SHERIDAN WY 82801