



## QUITCLAIM DEED

Hans E. Hilleby and Martha I. Hilleby, as husband and wife, tenants by the entirety with right of survivorship, and Martha I. Hilleby, Trustee of the Martha I. Hilleby GST Trust, created under the Joe A. Heidrick Family Trust, dated April 8, 1987, as amended, collectively the "Grantors," convey and quitclaim to Morrison Ranch, LLC, a Wyoming close limited liability company, "Grantee," whose principal address is 579 Bird Farm Road, Sheridan, Wyoming 82801, all right, title, and interest in 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:

See attached Exhibit 1, 2, and 3.

Together with all improvements and fixtures situate thereon; all water and water rights, reservoirs and reservoir rights, wells and well rights appurtenant to or located on the above described property; and all easements and appurtenances belonging thereto.

Wyo. Stat. Ann. §§ 4-10-402(c) and (d) (2015) shall apply to this real property and to any proceeds resulting from the sale or disposition thereof, which is entitled to continued immunity from claims of Hans E. Hilleby's or Martha I. Hilleby's separate creditors under such statutes.

Dated this 30<sup>th</sup> day of December, 2015.

Martha I. Hilleby  
Martha I. Hilleby

Hans E. Hilleby  
Hans E. Hilleby

Martha I. Hilleby, TRS  
Martha I. Hilleby, Trustee of the  
Martha I. Hilleby GST Trust,  
created under the Joe A. Heidrick  
Family Trust, dated April 8, 1987,  
as amended



2015-724218 12/30/2015 4:45 PM PAGE: 2 OF 5  
BOOK: 557 PAGE: 479 FEES: \$24.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me this 30 day of December, 2015 by Martha I. Hilleby and Hans E. Hilleby, husband and wife.

Witness my hand and official seal.



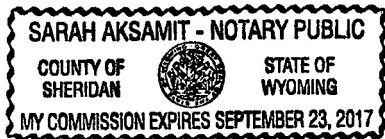
Sarah Aksamit  
Notary Public

My commission expires: September 23, 2017

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me this 30 day of December, 2015 by Martha I. Hilleby, Trustee of the Martha I. Hilleby GST Trust, created under the Joe A. Heidrick Family Trust, dated April 8, 1987, as amended.

Witness my hand and official seal.



Sarah Aksamit  
Notary Public

My commission expires: September 23, 2017



**Exhibit 1**

Lot 1 through and including Lot 10 of Block 1, Lot 11 through and including Lot 24 of Block 2, Lot 25 through and including Lot 43 of Block 3, and Tracts 1 and 2 of the Final Plat of the Morrison Ranch Filing No. 1, filed November 25, 2014.



Exhibit 2

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ , and the W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 3, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the south quarter corner of said Section 3 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N26°13'25" W, 1438.16 feet to the POINT OF BEGINNING of said tract, said point lying on the east line of a tract of land described in Book 389 of Deeds, Page 140; thence N00°49'22"W, 24.00 feet along said east line to a point; thence N78°08'00"W, 18.46 feet along said east line to a point; thence N01°17'18"W, 753.57 feet along said east line to a point; thence N01°31'43"W, 579.85 feet along said east line to the southwest corner of Falcon Ridge Development; thence N78°02'24"E, 250.56 feet along the south line of said Falcon Ridge Development to a point, thence N31°11'13"E, 151.37 feet along the south line to a point; thence S80°46'29"E, 425.33 feet along said south line to a point; thence S64°21'15"E, 353.92 feet along said south line to the southeast corner of said Falcon Ridge Development and the southwest corner of a tract of land described in Book 462 of Deeds, Page 278; thence S62°11'41"E, 263.79 feet along the south line of said tract described in Book 462 of Deeds, Page 278 to a point lying on the west line of a tract of land described in Book 352 of Deeds, Page 32; thence S00°51'24"E, 222.78 feet along said west line to the southwest corner of said tract described in Book 352 of Deeds, Page 32; thence S60°24'58"E, 693.32 feet along the south line of said tract described in Book 352 of Deeds, Page 32, the south line of a tract of land described in Book 362 of Deeds, Page 327, and the south line of a tract of land described in Book 451 of Deeds, Page 467 to a point lying on the west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence S00°49'36"E, 98.91 feet along said west right-of-way line to a point; thence along said west right-of-way line through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 01°59'21", an arc length of 97.02 feet, a chord bearing of S00°08'27"W, and a chord length of 97.02 feet to a point lying on the north line of a tract of land described in Book 435 of Deeds, Page 256; thence N59°57'57"W, 544.59 feet along said north line to the northwest corner of said tract described in Book 435 of Deeds, Page 256; thence S00°52'26"E, 349.90 feet along the west line of said tract described in Book 435 of Deeds, Page 256 to the southwest corner of said tract described in Book 435 of Deeds, Page 256; thence S59°56'40"E, 508.05 feet along the south line of said tract described in Book 435 of Deeds, Page 256 to a point lying on said west right-of-way line of Wyoming State Highway No. 332 (AKA Big Horn Avenue); thence, along said west right-of-way through a non-tangent curve to the right, having a radius of 2794.79 feet, a central angle of 10°42'22", an arc length of 522.23 feet, a chord bearing of S13°18'54"W, and a chord length of 521.47 feet to a point; thence N78°16'16"W, 100 feet to a point; thence S79°48'55"W, 82.00 feet to a point; thence N48°36'59"W, 40.00 feet to a point; thence N75°51'28"W, 116.00 feet to a point; thence N37°17'06"W, 66.00 feet to a point; thence N71°49'07"W, 70.00 feet to a point; thence N37°01'50"W, 85.00 feet to a point; thence N73°35'26"W, 256.00 feet to a point; thence S39°36'33"W, 42.00 feet to a point; thence N84°56'41"W, 71.00 feet to a point; thence S55°21'10"W, 54.00 feet to a point; thence S85°55'22"W, 65.00 feet to a point; thence N46°50'19"W, 62.00 feet to a point; thence N75°05'52"W, 50.00 feet to a point; thence S86°57'30"W, 58.00 feet to a point; thence N59°41'40"W, 80.00 feet to a point; thence S87°15'36"W, 54.00 feet to a point; thence N68°57'29"W, 105.00 feet to a point; thence N29°05'55"E, 112.00 feet to a point; thence N66°35'44"W, 158.00 feet to a point, thence S88°20'32"W, 35.00 feet to a point; thence S39°48'49"W, 30.00 feet to a point; thence S73°37'49"W, 268.43 feet to the POINT OF BEGINNING of said tract, except for Lots 1 through and including Lot 43, Outlots 1 through and including Outlot 7, and Tracts 1 and 2 of the Final Plat of the Morrison Ranch Filing No. 1, filed November 25, 2014.



**Exhibit 3**

A tract of land situated in the E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, and the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 10, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

BEGINNING at the south quarter corner of said Section 3 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap Per PLS 6812); thence S89°33'13"W, 644.30 feet along the south line of said Section 3 to a point, said point being the southwest corner of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , also being the southeast corner of a tract of land described in Book 34 of Deeds, Page 203; thence N01°21'44"W, 335.53 feet along the east line of said tract described in Book 34 of Deeds, Page 203, and the west line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$  to a point, thence N89°36'38"E, 30.55 feet along the south line of a tract of land described in Book 389 of Deeds, Page 140 to a point, said point being the southeast corner of said tract described in Book 389 of Deeds, Page 140, thence N00°49'22"W, 959.62 feet along the east line of said tract described in Book 389 of Deeds, Page 140 to a point, said point being the southwest corner of a tract of land described in Book 500 of Deeds, Page 584, thence N73°37'49"E, 268.43 feet along the south line of said tract described in Book 500 of Deeds, Page 584 to a point; thence N39°48'49"E, 30.00 feet along said south line to a point; thence N88°20'32"E, 35.00 feet along said south line to a point; thence S66°35'44"E, 158.00 feet along said south line to a point; thence S29°05'55"W, 112.00 feet along said south line to a point, thence S68°57'29"E, 105.00 feet along said south line to a point; thence N87°15'36"E, 54.00 feet along said south line to a point, thence S59°41'40"E, 80.00 feet along said south line to a point; thence N86°57'30"E, 58.00 feet along said south line to a point; thence S75°05'52"E, 50.00 feet along said south line to a point; thence S46°50'19"E, 62.00 feet along said south line to a point; thence N85°55'22"E, 65.00 feet along said south line to a point; thence N55°21'10"E, 54.00 feet along said south line to a point; thence S84°56'41"E, 71.00 feet along said south line to a point; thence N39°36'33"E, 42.00 feet along said south line to a point; thence S73°35'26"E, 256.00 feet along said south line to a point; thence S37°01'50"E, 85.00 feet along said south line to a point; thence S71°49'07"E, 70.00 feet along said south line to a point; thence S37°17'06"E, 66.00 feet along said south line to a point; thence S75°51'28"E, 116.00 feet along said south line to a point thence S48°36'59"E, 40.00 feet along said south line to a point; thence N79°48'55"E, 82.00 feet along said south line to a point; thence S78°16'16"E, 100.00 feet along said south line to a point, said point lying on the westerly right-of-way line of Wyoming State Highway No. 332, (AKA Big Horn Avenue); thence, along said westerly right-of-way line of Wyoming State Highway No. 332 though a non-tangent curve to the right, having a central angle of 11°41'39", a radius of 2794.79 feet, an arc length of 570.42 feet, a chord bearing of S24°30'54"W, and a chord length of 569.43 feet to a point; thence S30°21'33"W, 594.09 feet along said westerly right-of-way line to a point, said point lying on the east line of a tract of land described in Book 537 of Deeds, Page 218; thence N00°48'23"W, 235.68 feet along said east line of said tract described in Book 537 of Deeds, Page 218 to a point, said point being the northeast corner of said tract described in Book 537 of Deeds, page 218; thence S89°10'03"W, 532.89 feet along the north line of said tract described in Book 537 of Deeds, Page 218 to a point, said point being the northwest corner of said tract described in Book 537 of Deeds, Page 218; thence S01°33'29"E, 85.05 feet along the west line of said tract described in Book 537 of Deeds, Page 218 to the POINT OF BEGINNING of said tract.

**NO. 2015-724218 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
YONKEE & TONER P O BOX 6288  
SHERIDAN WY 82801