

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Joan M. Legerski** of the County of Larimer, State of Colorado, **John M. Legerski** of the County of Sheridan, State of Wyoming, **James M. Legerski** of the County of Sheridan, State of Wyoming, **all as Tenants in Common** and **John M. Legerski, a single person, and Sandra R. Kolos, a single person, as Joint Tenants with Right of Survivorship** of the County of Sheridan, State of Wyoming, **GRANTOR(S)** in consideration of Ten and xx/100 Dollars (\$10.00), for specific bargained rights and other good and valuable consideration in hand paid to Grantor(s), receipt whereof is hereby acknowledged, for Grantor(s) and Grantor's heirs, executors, administrators and personal representatives does remise, release, convey and forever quitclaim unto Grantee(s) **John M. Legerski, a single person, and Sandra R. Kolos, a single person, as Joint Tenants with Right of Survivorship** whose address is 387 Big Goose Road, Sheridan, Wyoming 82801, Grantees, all such right, title, interest, property, possession, claim and demand, including any after-acquired title as Grantor has or ought to have, in or to all the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

SEE ATTACHED EXHIBIT "TRACT 1"

TOGETHER with all improvements situate thereon and all appurtenances thereunto appertaining or belonging; and,

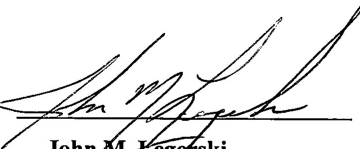
SUBJECT to all reservations, restrictions, easements, rights-of-way and covenants of record; and,

Further subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which are not shown in the public records.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

STATE OF WYOMING )  
 )SS  
COUNTY OF SHERIDAN)

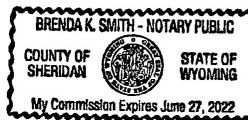
DATED this 18 day of Oct, 2021.

  
John M. Legerski

The foregoing instrument was acknowledged before me by, John M. Legerski, this 18<sup>th</sup> day of October, 2021.

Witness my hand and official seal.

  
Notary Public

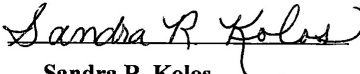


My Commission Expires: 6-27-2022

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

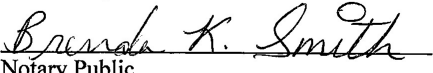
STATE OF WYOMING )  
 )SS  
COUNTY OF SHERIDAN)

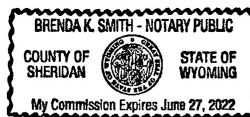
DATED this 18<sup>th</sup> day of Oct, 2021.

  
Sandra R. Kolos

The foregoing instrument was acknowledged before me by Sandra R. Kolos this 18<sup>th</sup> day of October, 2021.

Witness my hand and official seal.

  
Notary Public



My Commission Expires: 6-27-2022



Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

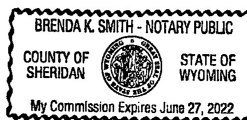
STATE OF WYOMING )  
 )SS  
 COUNTY OF SHERIDAN)

DATED this 18 day of October, 2021. Joan M. Legerski  
 Joan M. Legerski

The foregoing instrument was acknowledged before me by Joan M. Legerski, this 18<sup>th</sup> day of October, 2021.

Witness my hand and official seal.

Brenda K. Smith  
 Notary Public



My Commission Expires: 6-27-2022

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

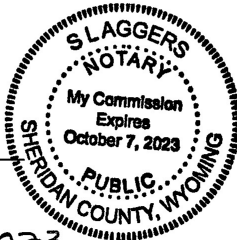
STATE OF WYOMING )  
 )SS  
 COUNTY OF SHERIDAN)

DATED this 18<sup>th</sup> day of October, 2021. James M. Legerski  
 James M. Legerski

The foregoing instrument was acknowledged before me by John M. Legerski, this 18<sup>th</sup> day of October, 2021.

Witness my hand and official seal.

SLAGGERS  
 Notary Public



My Commission Expires: 10.7.2023

**TRACT 1**  
**LEGAL DESCRIPTION**  
**8.85 ACRE TRACT and ACCOMPANYING ACCESS EASEMENT**

**8.85 ACRE TRACT**

BEING A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼), SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE N 48°53'54" W, 818.30 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 331, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 80°04'51" W, 40.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A SPIRAL CURVE TO THE LEFT, HAVING A SPIRAL LENGTH OF 252.48 FEET AND A CHORD OF N 84°58'05" W, 251.76 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 527.47 FEET, AN ARC LENGTH OF 61.98 FEET, A DELTA OF 6°43'55" AND A CHORD OF S 82°56'54" W, 61.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED NUMBER 2021-765789 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 04°17'39" W, 145.86 FEET ALONG SAID EAST LINE; THENCE N 23°09'45" E, 187.52 FEET CONTINUING ALONG SAID EAST LINE; THENCE N 41°25'24" W, 356.01 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 497 PAGE 448 OF SAID RECORDS; THENCE N 61°39'48" E, 208.74 FEET ALONG SAID SOUTH LINE; THENCE N 61°41'53" E, 577.60 FEET CONTINUING ALONG SAID SOUTH LINE; THENCE S 37°28'30" E, 272.88 FEET; THENCE S 46°36'53" W, 541.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 434, PAGE 8 OF SAID RECORDS; THENCE S 46°45'01" E, 72.60 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 434, PAGE 8; THENCE S 01°08'11" E, 340.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT, CONTAINING AN AREA OF +/- 8.85 ACRES

**TOGETHER WITH**  
**ACCESS EASEMENT**

A thirty-foot (30.00') wide easement for purposes of ingress and egress located in the Southeast Quarter of the Southwest Quarter (SE¼SW¼) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being lying 15 feet on each side of the following described centerline:

Beginning at a point on the north right of way line of State Highway No. 331, said point being located N 74°17'02"E, 1755.04 feet from the Southwest Corner of said Section 31; thence N 8°21'16"W, 65.31 feet; thence N 19°48'14"E, 54.16 feet; thence N 62°05'44"E, 49:90 feet; thence N 79°41'39"E, 48.99 feet; thence N 89°10'29"E, 37.65 feet; thence S 87°26'41"E, 27.34 feet; thence S 89°40'24"E, 54.53 feet; thence S 86°35'43"E, 47.32 feet; thence S 78°28'30"E, 42.31 feet; thence S 73°56'13"E, 29.16 feet; thence S 78°38'35"E, 75.81 feet; thence N 68°59'49"E, 37.26 feet; thence N 17°01'09"E, 27.09 feet; thence N 23°39'09"W, 29.77 feet; thence N 46°44'39"W, 260.11 feet parallel to and 15 feet southwesterly of the southwesterly line of the above-described 8.85 acre tract to a point on the southeasterly line of a tract of land referred to as "Tract 1" as shown on County Lot Division, Permit # 6-93, lengthening or shortening the side lines of said easement to intersect the north right of way line of State Highway No. 331.