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FEES: \$18.00 AD QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Jade Butler ("Grantor"), for good and valuable consideration, conveys and quitclaims to **Traci Farris**, a single person, whose address is P.O. Box 7015, Sheridan, Wyoming 82801 ("Grantee"), her successors and assigns, forever, all of Grant's right, title and interest, including after-acquired title, in and to property situate in Sheridan County, State of Wyoming, and described more particularly as follows:

See Exhibit 'A' attached hereto and incorporated herein by reference.

TOGETHER with all improvements situate thereon, and all appurtenances and hereditaments appertaining thereto.

TOGETHER with all water and water rights, ditch and reservoir rights adjudicated thereto.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions 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, existing fence lines or encroachments, and subject to building and zoning regulations and city, state and county subdivision laws.

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

DATED this 18th day of June, 2025.



Jade Butler

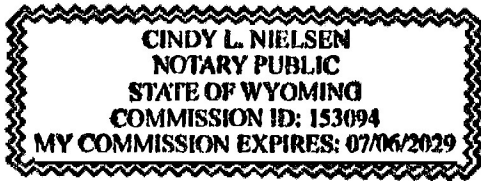


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STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 18th day of June, 2025, by **Jade Butler**.

WITNESS my hand and official seal.



Cindy L. Nielsen
Notary Public

My Commission expires: 7/6/29



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Exhibit "A"

(TOTAL ACRES = 0.34) T56N R84W SEC 23 PT SESW; SEC 26 PT NENW

A tract of land situate in the SE1/4SW1/4 of Section 23, and the NE1/4NW1/4 of Section 26, Township 56 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, described as follows, to wit: beginning at a point on the South line of Fifth Street of the West View Addition to the City of Sheridan, Wyoming, which said point is 1517 feet North of a point which is 470.2 feet East of the Southwest Corner of the NE1/4NW1/4 of Section 26, aforesaid Township and Range; thence East along the South line of said Fifth Street, a distance of 75 feet; thence South a distance of 200 feet; thence West a distance of 75 feet; thence North a distance of 200 feet to the point of beginning.

NO. 2025-800068 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS, LLP 50 E LOUCKS, STE 110
SHERIDAN WY 82801