

QUITCLAIM DEED

Anthony T. Wendtland and Debra J. Wendtland, husband and wife, of 20 Goldeneye Drive, Sheridan, WY 82801 ("Grantors"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby QUITCLAIM unto Anthony T. Wendtland and Debra J. Wendtland, husband and wife and as tenants by the entireties, of 20 Goldeneye Drive, Sheridan, WY 82801 (Grantees"), all of their right, title and interest in and to that certain real property located in Sheridan County, State of Wyoming, particularly described as:

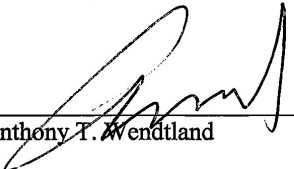
See the attached Exhibit "A" EXHIBIT, which is expressly incorporated herein by this reference.

TOGETHER WITH all improvements situate thereon and all appurtenances belonging thereto; and,

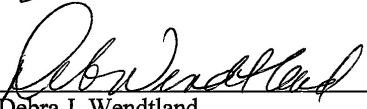
SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record. Further subject to all applicable building and zoning regulations and all city, county and state subdivision laws.

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

Dated this 21 day of February, 2022.



Anthony T. Wendtland



Debra J. Wendtland

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was executed and acknowledged before me by Anthony T. Wendtland and Debra J. Wendtland, husband and wife, on February 21st, 2022.

Witness my hand and official seal.





Notary Public

My Commission Expires: 10-13-2023

EXHIBIT "A"

EXHIBIT "A"
LEGAL DESCRIPTION

Record Owner: Anthony T. Wendtland and Debra J. Wendtland, husband and wife
February 2, 2022

Re: Boundary Line Adjustment Tract- Wendtland

A tract of land being of **Lot 1, Wendtland Minor Subdivision**, recorded in Book 425 of Deeds, Page 428 with said Lot 1 **Including** an adjacent tract of land described in that certain Quitclaim Deed dated January 18, 2022 and recorded at Deed Reception No. 2022-775775 in the records of the Sheridan County, Wyoming Clerk and Recorder, and with said Lot 1 **Excluding** an adjacent tract of land described in that certain Quitclaim Deed dated and recorded at Deed Reception No. 2022-775776, in the records of the Sheridan County, Wyoming Clerk and Recorder, with said Inclusion and Exclusion parcels expressly authorized in that certain Boundary Line Adjustment approval dated January 27, 2022 and filed in Drawer "A" , Plat No. 651 in the records of the Sheridan County, Wyoming Clerk and Recorder.

All of said lands are comprised of the following metes description that will be used for Sheridan County GIS system purposes:

BEGINNING at the southwest corner of said Lot 1, Wendtland Minor Subdivision (Monumented with a 2" Aluminum Cap per PLS 324); thence, along the west line of said lot, N01°04'07"W, 379.99 feet to a point, said point lying on the southerly right-of-way line of Goldeneye Drive; thence, along said southerly right-of-way line of Goldeneye Drive, through a non-tangent curve, having a central angle of 14°47'10" a radius of 310.00 feet, an arc length of 80.00 feet, a chord bearing of N82°25'20"E, and a chord length of 79.78 feet to point; thence, along said southerly right-of-way line, N75°01'45"E, 83.88 feet to a point; thence, along said southerly right-of-way line, through a non-tangent curve, having a central angle of 29°33'17" a radius of 357.00 feet, an arc length of 184.15 feet, a chord bearing of N89°48'23"E, and a chord length of 182.12 feet to point; thence, along said southerly right-of-way line, S75°25'01"E, 65.95 feet to a point; thence, along a boundary adjustment line, S27°01'50"W, 118.16 feet to a point; thence, along a boundary adjustment line, S07°58'08"E, 302.63 feet to a point; thence N88°41'14"W, 202.42 feet to a point; thence N88°41'56"W, 184.86 feet to the **POINT OF BEGINNING**.

Said tract contains a record 3.514 acres, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.