



QUITCLAIM DEED

GOLDEN BUNGALOW PROPERTIES, LLC and TONIA HANSON, Grantors, of Sheridan County, and State of Wyoming, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY AND QUITCLAIM to TYFFANI HARBAUGH, Grantee, whose address is PO Box 691, Sheridan, WY 82801, all of their in interest in the following-described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

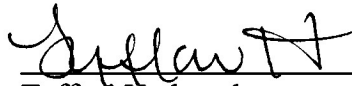
823 Decker Road, Sheridan, WY 82801

**T57N R84W SEC 13 PT S NE, PT N SE, PT SENW, PT NESW, (TOTAL ACRES = 84.58), TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.**

\* See **Exhibit A** for full legal description of Tract 10 NE Decker Road.

WITNESS my hand this 30 day of October 2025.

**GOLDEN BUNGALOW PROPERTIES, LLC**



Tyffani Harbaugh,  
 Manager and Authorized Signatory

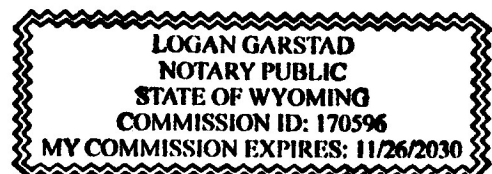
STATE OF WYOMING )  
 )ss.  
 COUNTY OF SHERIDAN )

This instrument was acknowledged before me on the 30<sup>th</sup> day of October 2025, by Tyffani Harbaugh, on behalf of Golden Bungalow Properties, LLC.

(Seal)

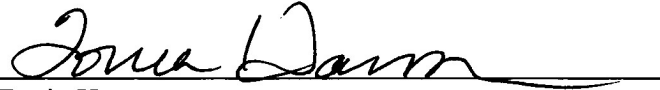
  
 NOTARY PUBLIC

My Commission Expires: 11/26/2030





2025-803106 10/30/2025 4:09 PM PAGE: 2 OF 3  
FEES: \$18.00 RS QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

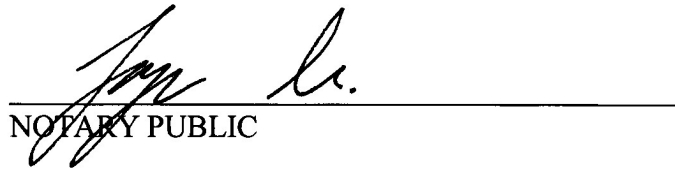


Tonia Hanson

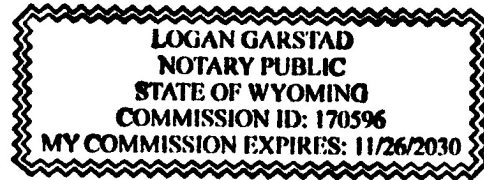
STATE OF WYOMING                    )  
                                                  )ss.  
COUNTY OF SHERIDAN            )

This instrument was acknowledged before me on the 30<sup>th</sup> day of October 2025,  
by Tonia Hanson.

(Seal)

  
NOTARY PUBLIC

My Commission Expires: 11/26/2030





**EXHIBIT A TO QUITCLAIM DEED**

The following described real estate situated in the County of Sheridan, State of Wyoming, to-wit:

Tract 10 NE Decker Road

A tract of land situated within Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on "Appendix B" to that Special Warranty Deed recorded on September 22, 2021 as Document No. 2021-772660, incorporated herein by reference and made a part hereof, being more particularly described as follows:

Commencing at the SE corner of Section 13, thence N 0°11'36" W, along the east line of said section, 1587.37 feet, to the true Point of Beginning;

thence along said east line, N 0°11'36" W, 1077.44 feet, to the E1/4 corner of said Section; thence S 88°28'50" W, 4080.41 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, S 3°26'39" W, 719.44 feet; thence, departing from said right-of-way, S 86°31'2" E, 4133.46 feet, to the Point of Beginning.

Containing 84.58 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

Said property is located in Sheridan County at 823 Decker Road, Sheridan, Wyoming 82801;

TOGETHER WITH all improvements situate thereon and all rights and interests appurtenant thereto; and

SUBJECT TO all encumbrances, easements, reservations, covenants and restrictions, if any, or record.

**NO. 2025-803106 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801