

## QUITCLAIM DEED

**Grantors:** Kevin R. Clapham and Anita N. Clapham, a married couple  
**Address:** 14 Pinehurst Drive  
Sheridan, WY 82801

**Grantee 1:** Kevin R. Clapham and Anita N. Clapham, Trustees of the Kevin R. Clapham Trust dated June 10, 2009  
**Address:** 14 Pinehurst Drive  
Sheridan, WY 82801

**Grantee 2:** Anita N. Clapham and Kevin R. Clapham, Trustees of the Anita N. Clapham Trust dated June 10, 2009  
**Address:** 14 Pinehurst Drive  
Sheridan, WY 82801

**PROPERTY DESCRIPTION:** Grantors, as tenants by the entirety, currently own a fee simple interest in the following described real property located in Sheridan County, Wyoming:

Legal Description: Lot 63, Block BB, Powder Horn Ranch II Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk (hereinafter referred to as the "**Property**").

Address: Commonly known as 14 Pinehurst Drive

### PROPERTY CONVEYANCE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, **Grantors** convey and quitclaim fifty percent (50%) of their entire ownership interest in the Property to **Grantee 1** and they convey and quitclaim fifty percent (50%) of their entire ownership interest in the Property to **Grantee 2**. It is Grantors' intention that, following this conveyance, the Property be owned fifty percent (50%) by each of Grantor 1 and Grantor 2 and that Grantor 1 and Grantor 2 own the Property as tenants in common.

The conveyance described herein shall include any improvements located upon the Property and appurtenances thereto and shall be subject to any easements, reservations, restrictions, restrictive covenants, and rights-of-way of record.

**Grantors** hereby release and waive all rights they may have under and by virtue of the homestead exemption laws of the state of Wyoming but retain the continuing protection of tenancy by the entirety for the Property and any proceeds from its sale or other disposition as provided under Wyoming Statute § 4-10-402(c).



WITNESS our hands this 31<sup>st</sup> day of May, 2024.

  
Kevin R. Clapham

  
Anita N. Clapham

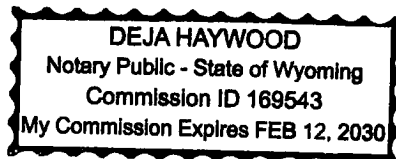
STATE OF WYOMING                    )  
  )     ss:  
COUNTY OF SHERIDAN            )

The foregoing Quitclaim Deed was signed and acknowledged personally before me by Kevin R. Clapham and Anita N. Clapham this 31<sup>st</sup> day of May, 2024.

Witness my hand and official seal.

My commission expires: Feb 12, 2030

S E A L



  
NOTARY PUBLIC

**NO. 2024-792375 QUITCLAIM DEED**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PREHODA, LEONARD & EDWARDS LLC PO BOX 789  
LARAMIE WY 82073