



## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, *Clinton W. Underwood and Julie A. Underwood* "GRANTORS", for the consideration of TEN DOLLARS (\$10.00) in hand paid, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS to *Clinton W. Underwood and Julie A. Underwood* "GRANTEES", all right, title, and interest, in and to the following described real property, situate within Sheridan County, State of Wyoming, particularly described as follows:

A tract of land situated in the NW¼ of Section 17, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract of land being more particularly described as follows:

Commencing at the west quarter corner of said Section 17 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S89°39'50"E, 1299.25 feet along the south line of said NW¼ to the POINT OF BEGINNING of said tract, said point being the southwest corner of a tract of land described in Document Number 2023-788954 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°27'10"E, 434.63 feet along an existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N00°02'06"W, 692.77 feet along an existing fence line to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N01°17'21"W, 323.26 feet along an existing fence line to a point, said point being the northwest corner of said tract described in Document Number 2023-788954, and lying on the southwesterly right-of-way line of U.S. Highway No. 14 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S39°55'08"E, 190.27 feet along said southwesterly right-of-way line of U.S. Highway No. 14 to a point (Monumented with Highway Right-of-Way Monument); thence, along said southwesterly right-of-way line of U.S. Highway No. 14 through a non-tangent curve to the right, having a central angle of 20°38'40", a radius of 1587.02 feet, an arc length of 571.83 feet, a chord bearing of S29°37'30"E, and a chord length of 568.74 feet to a point (Monumented with Highway Right-of-Way Monument); thence S19°15'53"E, 494.80 feet along said southwesterly right-of-way line of U.S. Highway No. 14 to a point (Monumented with Highway Right-of-Way Monument); thence, along said southwesterly right-of-way line of U.S. Highway No. 14 through a non-tangent curve to the left, having a central angle of 02°53'56", a radius of 5779.58 feet, an arc length of 292.42 feet, a chord bearing of S20°43'09"E, and a chord length of 292.39 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S22°11'09"E, 79.66 feet along said southwesterly right-of-way line of U.S. Highway No. 14 to a point, said point lying on the south line of said NW¼ (Monumented with a 2" Aluminum Cap per PLS 6812); thence N89°39'50"W, 646.25 feet along said south line of said NW¼ to a point, said point being the southeast corner of the SW¼NW¼, and the southeast corner of said tract described in Document Number 2023-788954 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue N89°39'50"W, 49.51 feet along said south line of said SW¼NW¼ to the POINT OF BEGINNING of said tract.

Said tract contains 13.40 acres of land, more or less.

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


This Quitclaim Deed is filed as part of a boundary line adjustment agreement and to correlate with the Rueb-Underwood Boundary Line Adjustment to be recorded with the Sheridan County Clerk. This incorporates the Quitclaim Deed issued by John and Judith Rueb and creates

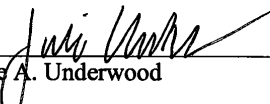


one legal description for the real property owned by Grantees after the recording of the Boundary  
Line Adjustment.

DATED this 22<sup>nd</sup> day of NOVEMBER, 2023.

GRANTORS:


  
\_\_\_\_\_  
Clinton W. Underwood

  
\_\_\_\_\_  
Julie A. Underwood

STATE OF WYOMING     )  
                                  )ss.  
COUNTY OF SHERIDAN   )

The foregoing Quitclaim was acknowledged before me this 22 day of November,  
2023, by Clinton W. Underwood and Julie A. Underwood.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4-20-2029

