



QUITCLAIM DEED

Sheridan Heights Ranch, LLC, a Wyoming close limited liability company, of Sheridan County, Wyoming, for good and valuable consideration, CONVEYS AND QUITCLAIMS to Mary Beth Ludemann and Spencer Scott Davis, as trustees, and their successors in trust, of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated, whose address is 48 Golf Course Road, Sheridan, Wyoming 82801, Grantees, all interest now owned by the Grantor in the following-described real estate situated in Sheridan County, Wyoming:

See Exhibits "A" and "B", attached hereto and by reference incorporated herein.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

Said conveyance is made pursuant to Wyo. Stat. §18-5-303(a)(viii) (2017), as a boundary line adjustment of real property adjacent to and merged with other land owned by the Grantees.


The Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

The Grantees hold this property as trustees of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated. The grantor of the trust is Mary Beth Ludemann, who has an unrestricted power to amend or revoke the terms of said trust.

DATED this 24 day of May, 2018.

GRANTOR:

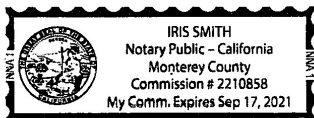
Sheridan Heights Ranch, LLC, a Wyoming close limited liability company


By: 
 Donald Roberts
 Manager

STATE OF CALIFORNIA)
) ss.
 COUNTY OF Monterey)

The foregoing instrument was acknowledged before me by Donald B. Roberts, as Manager of Sheridan Heights Ranch, LLC, a Wyoming close limited liability company, this 24th day of May, 2018.

WITNESS my hand and official seal.




 Notary Public

My Commission Expires: 09/17/2021



EXHIBIT "A"
TO QUITCLAIM DEED

GRANTOR: Sheridan Heights Ranch, LLC, a Wyoming close limited liability company

GRANTEES: Mary Beth Ludemann and Spencer Scott Davis, as trustees, and their successors in trust, of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated

LEGAL DESCRIPTION:

Re: Boundary Line Adjustment "For the purpose of completing a boundary line adjustment in accordance with Wyoming Law, and which does not have the effect of creating any new, separately owned parcel". Said parcels shall be attached to a tract of land described in Warranty Deed Recorded 04/07/2006 in Book 473 of Deeds, Page 213, Receiving Number 536636.

PARCEL No. 1

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 31 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N89°51'09"W, 1282.75 feet along the south line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ to a point, said point being the southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N01°59'51"W, 134.41 feet along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract; thence N13°42'04"W, 255.10 feet to a point; thence N40°04'16"E, 77.23 feet to a point, said point lying on said east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S01°59'51"E, 307.13 feet along said east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains 7,947 square feet or 0.18 acres of land, more or less.

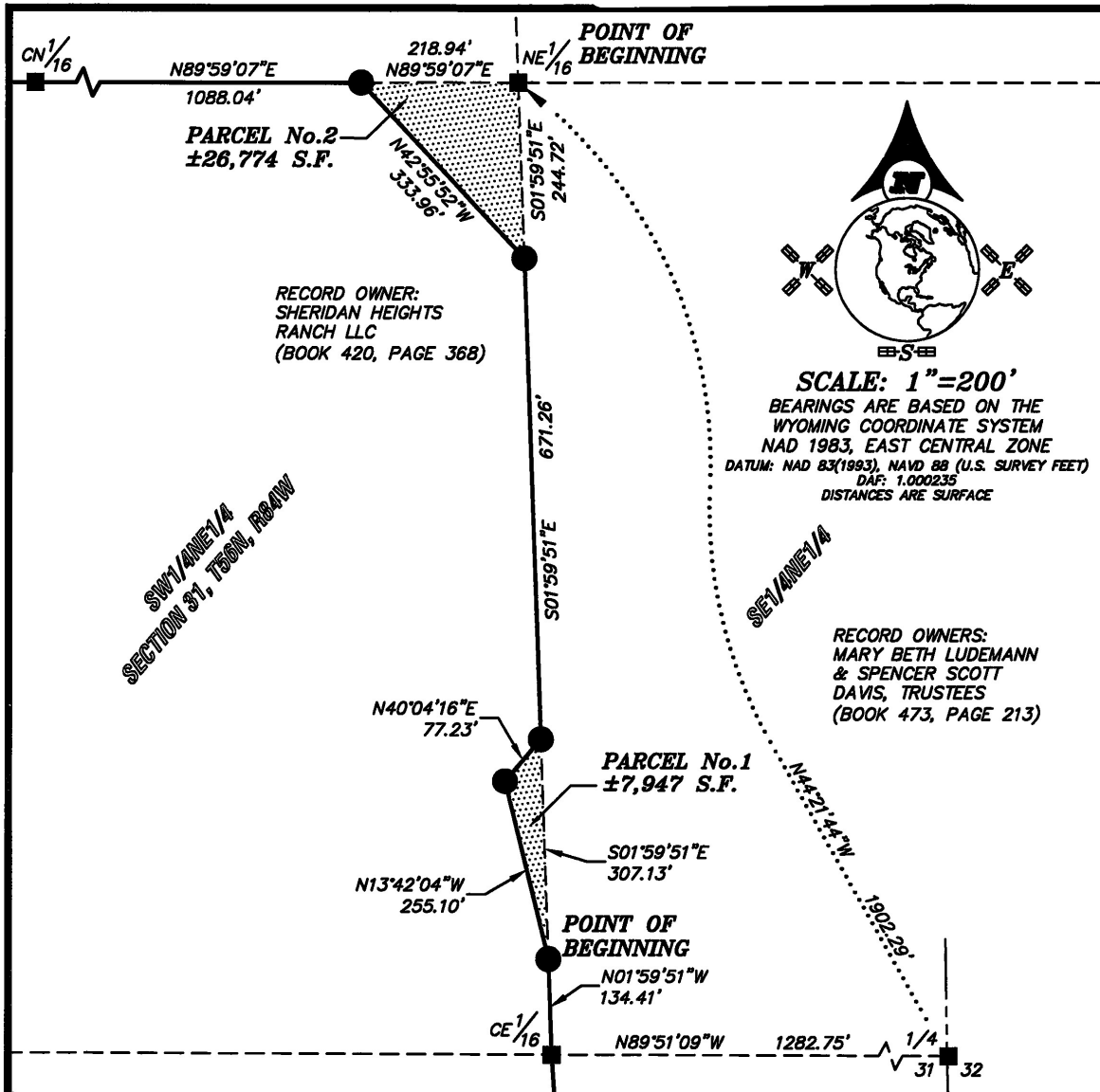
ALSO, PARCEL No. 2

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the east quarter corner of said Section 31 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N44°21'44"W, 1902.29 feet to the **POINT OF BEGINNING** of said tract, said point being the northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S01°59'51"E, 244.72 feet along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point; thence N42°55'52"W, 333.96 feet to a point, said point lying on the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°59'07"E, 218.94 feet along said north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said tract.

Said tract contains 26,774 square feet or 0.61 acres of land, more or less.

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



NOTES:

- 1) A TITLE SEARCH WAS NOT PERFORMED BY PRESTFELDT SURVEYING, LLC AND DOES NOT INCLUDE ALL EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED.
- 2) FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCEL

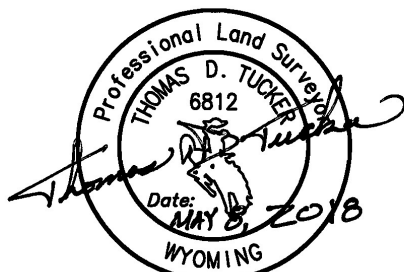
LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- BOUNDARY LINE ADJUSTMENT: FROM SHERIDAN HEIGHTS RANCH LLC TO MARY BETH LUDEMANN & SPENCER SCOTT DAVIS, TRUSTEES

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :89
 COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

NO. 2018-742558 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 YONKEE & TONER P O BOX 6288
 SHERIDAN WY 82801

EXHIBIT "B" BOUNDARY LINE ADJUSTMENT

CLIENT: SHERIDAN HEIGHTS RANCH, LLC
 ATTN: DON ROBERTS

LOCATION: SW1/4NE1/4, SECTION 31, T56N, R84W, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100
 PO BOX 3082
 SHERIDAN, WY 82801
 307-672-7415

JN: 2018-005 SJ: 3
 DN: 2018-005-BLA
 PF: T2018-005
 MAY 08, 2018