

WARRANTY DEED

S. Scott Davis and Mary B. Ludemann, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND WARRANT 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, the following-described real estate situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming

That portion of Lot Y, Guy Wood Ranch subdivision to Sheridan County, Wyoming, lying westerly of west right of way line of the Golf Course County Road No. 117 and northerly of the north right of way line of Big Goose Road a.k.a. State Highway No. 331, (said portion situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32).

That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32 lying westerly of the west right of way line of the Golf Course County Road No. 117.

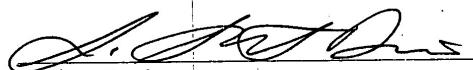
That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32 lying westerly of west right of way line of the Golf Course County Road No. 117, and northerly of the north right of way line of Big Goose Road a.k.a. State Highway No. 331.

Together with all improvements situate thereon and all appurtenances appertaining thereto.

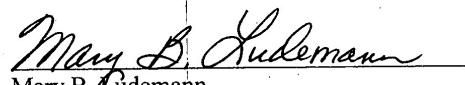
Subject to all easements, rights-of-way, restrictions, regulations and covenants of record.

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.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 6th day of April, 2006.



S. Scott Davis



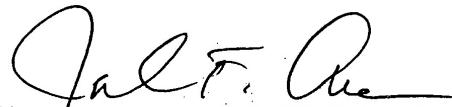
Mary B. Ludemann

Mary B. Ludemann

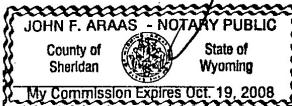
STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by S. Scott Davis and Mary B. Ludemann,
this 6th day of April, 2006.

Witness my hand and official seal.



Notary Public



My Commission Expires

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

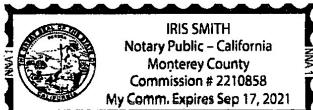
By:


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

GRANTEE: 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.

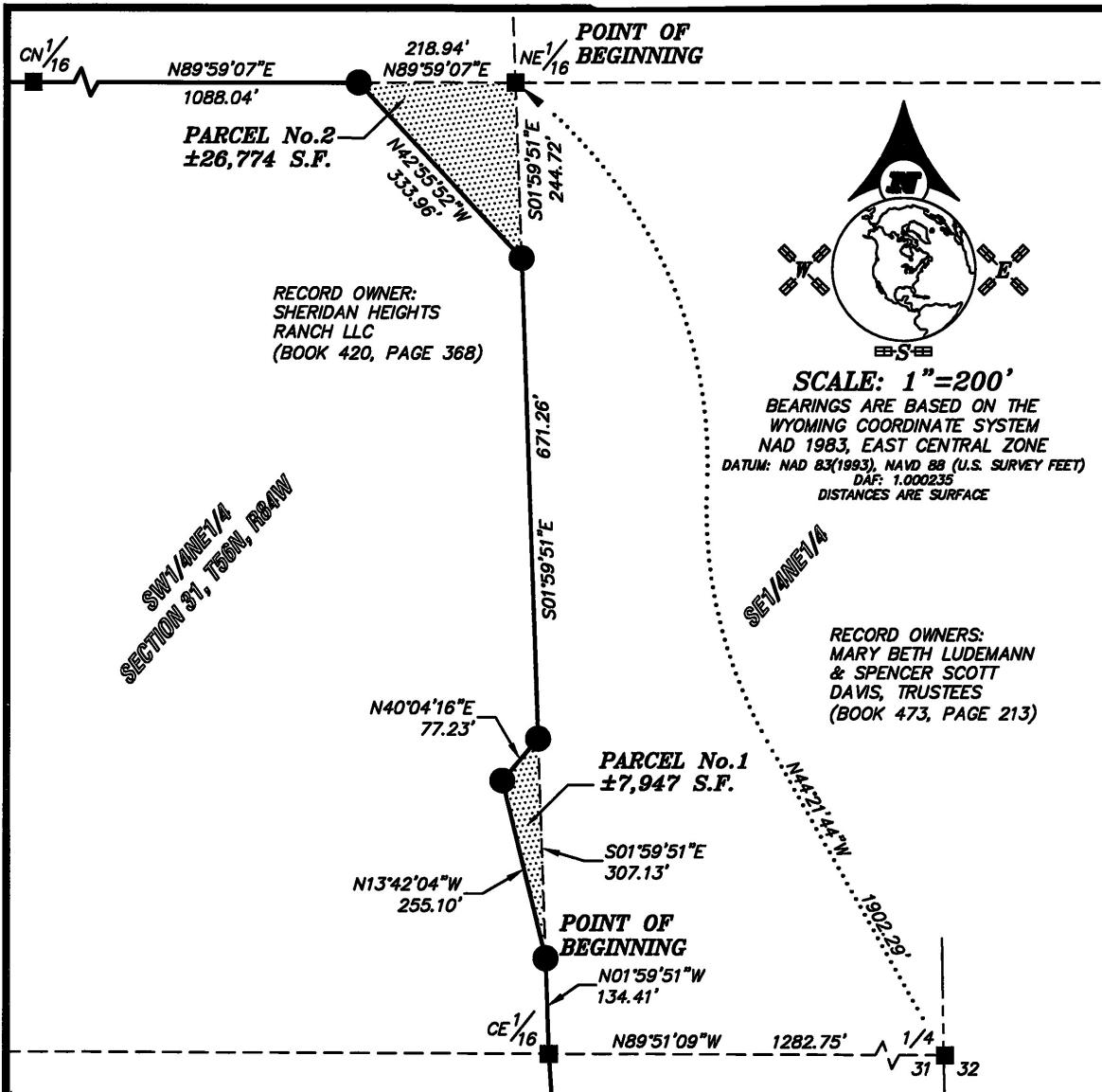
ALSO, PARCEL No. 2

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.

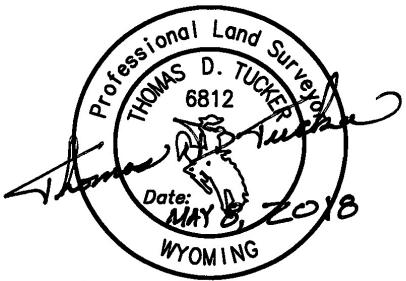
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



SURVEYOR'S CERTIFICATE

STATE OF WYOMING :
 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

WARRANTY DEED

Mary Beth Ludemann and Spencer Scott Davis, Trustees of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated, (hereinafter referred to as "Grantors"), for valuable consideration, convey and warrant to **Spencer Scott Davis**, a married person in his sole capacity (hereinafter referred to as "Grantee"), whose principal address is 48 Golf Course Road, Sheridan, Wyoming 82801, the following-described real estate situate in the County of Sheridan, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming:

See attached Exhibit A attached hereto and by reference incorporated herein. Also attached is a plat showing the property.

SUBJECT to all real estate taxes for the year 2023, exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

DATED this 27th day of September, 2023.

Grantors:

Mary Beth Ludemann
Mary Beth Ludemann, Trustee of The Mary Beth
Ludemann Revocable Trust, dated November 17, 1992,
as amended and restated

Spencer Scott Davis
Spencer Scott Davis, Trustee of The Mary Beth
Ludemann Revocable Trust, dated November 17, 1992,
as amended and restated

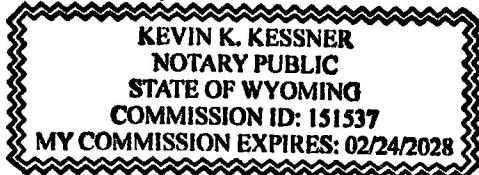


2023-788188 10/10/2023 3:42 PM PAGE: 2 OF 6
FEES: \$27.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 27th day of September, 2023,
by **Mary Beth Ludemann and Spencer Scott Davis, Trustees of The Mary Beth Ludemann
Revocable Trust, dated November 17, 1992, as amended and restated.**

Witness my hand and official seal.





Notary Public

My commission expires: 2-24-28

EXHIBIT A

A TRACT OF LAND SITUATED IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ AND SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 31 AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ AND SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GOLF COURSE ROAD (SHERIDAN COUNTY ROAD NO. 117), WHICH BEARS N45°43'44"E A DISTANCE OF 1,336.53 FEET FROM THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 31; THENCE, LEAVING SAID RIGHT OF WAY, S60°25'31"W A DISTANCE OF 129.38 FEET; THENCE S06°46'52"E A DISTANCE OF 139.16 FEET; THENCE S08°34'02"E A DISTANCE OF 214.94 FEET; THENCE S31°53'49"E A DISTANCE OF 317.52 FEET; THENCE S43°17'12"E A DISTANCE OF 496.16 FEET; THENCE N68°53'35"E A DISTANCE OF 76.95 FEET TO THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY; THENCE THE FOLLOWING COURSES ALONG THE RIGHT OF WAY THEREOF:

N21°06'25"W A DISTANCE OF 287.67 FEET; THENCE

N31°02'25"W A DISTANCE OF 24.91 FEET; THENCE

N28°43'22"W A DISTANCE OF 485.33 FEET; THENCE

N28°46'27"W A DISTANCE OF 344.88 FEET TO THE POINT OF BEGINNING,

WHICH BEARS S66°26'23"E A DISTANCE OF 1,069.36 FEET FROM THE NORTH 1/16TH CORNER COMMON TO SAID SECTIONS 31 AND 32.

SAID TRACT CONTAINS 5.11 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.



AFFIDAVIT OF FAMILY SUBDIVISION

NOTICE: THE FAMILY SUBDIVISION EXEMPTION SUBSTANTIALLY LIMITS YOUR USE OF THE LAND BEING CONVEYED AND YOUR ABILITY TO CONVEY THE LAND IN THE FUTURE. PLEASE READ THIS CAREFULLY.

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

We, **Mary Beth Ludemann and Spencer Scott Davis, Trustees of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated**, Grantors, and **Spencer Scott Davis**, Grantee, having been first duly sworn upon oath do hereby state and affirm as follows:

NO EVASION: This division is NOT for the purpose of evading any part of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming*, and NOT for short-term investment or for resale after division to persons outside of the Grantors immediate family.

NOT IN A PLATTED SUBDIVISION: This division is not located within a platted subdivision.

SINGLE GIFT OR SALE: The Grantee has NOT previously received title to any other parcel created by virtue of the family exemption of W.S. 18-5-303(a)(i).

IMMEDIATE FAMILY MEMBER(S): All Grantees are either a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent or parent of all Grantors who are the current owners of record of the property being divided.

HOUSING, BUSINESS OR AGRICULTURAL NEEDS: Pursuant to W.S. 18-5-303(a)(i)(B), the purpose of this division is to provide a parcel to the Grantees for the housing, business, or agricultural needs of the Grantee. Failure of the Grantee to use the parcel for these purposes will constitute a violation of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* upon resale or attempted resale of the parcel.

GRANTORS TITLE: The subject parcel has been titled in the name of the Grantors for a combined period of not less than five (5) years for land titled before February 27, 2019, or ten (10) years for land titled on or after February 27, 2019 prior to this division.

GRANTEE TITLE: The Grantee will retain title to this parcel for at least five (5) years, or for not less than one (1) year if the parcel was created before February 27, 2019, except in the case of involuntary transfer as defined by W.S. § 18-5-303(a)(i)(C). Retention of the parcel for longer than required does not relieve the grantee of complying with other family exemption requirements.

ACREAGE FOR REDIVISION: The subject parcel is not being created from a parcel that was itself created by family exemption; or if it is, the newly created parcel is five acres or larger after re-division.

COMPLIANCE WITH RULES AND REGULATIONS: This division complies with all provisions of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* governing family divisions. The Grantors and Grantee acknowledge that failure to comply

with these provisions, now or in the future, constitutes a violation punishable upon conviction by a fine of not more than five hundred dollars (\$500.00) or imprisonment in a county jail for not more than thirty (30) days or both. Each day of violation constitutes a new offense. In addition, to correct the violation the County will require you to obtain a subdivision permit before the parcel may be resold.

TRUE COPY OF DEED: The attached deed from Grantors to Grantee dated 27, September, 2023, is the subject of this affidavit and is a true and accurate copy of the instrument that will be duly executed and recorded with this affidavit.

The Grantors and Grantee have read and understand this affidavit.

Mary Beth Ludemann

Mary Beth Ludemann, Trustee of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated, Grantor

Spencer Scott Davis

Spencer Scott Davis, Trustee of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated, Grantor

Spencer Scott Davis

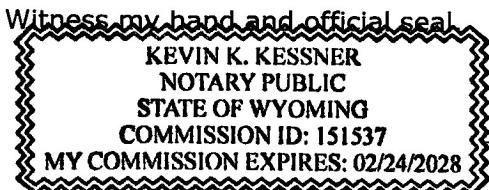
Spencer Scott Davis, Grantee

THIS AFFIDAVIT MUST BE SIGNED AND SWORN TO BY ALL CURRENT RECORD OWNERS OF THE LAND BEING SUBDIVIDED AND BY ALL GRANTEE(S), AND ALL BLANKS MUST BE COMPLETED.

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The following instrument was acknowledged before me by **Mary Beth Ludemann and Spencer Scott Davis, Trustees of The Mary Beth Ludemann Revocable Trust, dated November 17, 1992, as amended and restated, and Spencer Scott Davis, individually**, this 27th day of September 2023.



Kevin K. Kessner
Notary Public

My Commission Expires: 2-24-28