

QUITCLAIM DEED

Andrew J. Lewallen and Linda M. Lewallen, husband and wife, hereinafter referred to as Grantors, of Sheridan County, Wyoming, for valuable consideration, CONVEY AND QUITCLAIM to **Wyo Star, LLC, a Wyoming limited liability company**, whose address is 32 Metz Road, Sheridan, Wyoming 82801, Grantee, all of Grantors' interests in the following-described real estate situate in Sheridan County, Wyoming:

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

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

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

The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 1st day of January, 2023.

GRANTORS:

By: 
Andrew J. Lewallen

By: 
Linda M. Lewallen

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by **Andrew J. Lewallen and Linda M. Lewallen**, this 1st day of January, 2023.

WITNESS my hand and official seal.



My Commission Expires: _____



Notary Public

EXHIBIT "A"
TO QUITCLAIM DEED
DATED JANUARY 1, 2023

GRANTORS: Andrew J. Lewallen and Linda M. Lewallen, husband and wife

GRANTEE: Wyo Star, LLC, a Wyoming limited liability company

LEGAL DESCRIPTION:

A tract of land located in Block 16 of Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Commencing at a point on the East line of said Block which is 300 feet Northwesterly from the Southeast corner of said Block; thence northerly along the East line of Said Block 16, 140 feet; thence Westerly at right angles to said East line of said Block 300 feet to a point; thence Southeasterly parallel to the East line of said Block 140 feet to a point, thence Easterly 300 feet to the point of beginning.

Also, a tract of land situated in said Block 16, of said Addition, described as follows:

Beginning at a point on the Easterly boundary line of said Block 16, which point is 380 feet Southeasterly from the Northeast corner of said Block 16, thence Westerly parallel with the south line of Kooi Street a distance of 300 feet to a point, thence Southeasterly and parallel with the East boundary line of said Block 16, 30 feet, thence Easterly along a line parallel with the South line of Kooi Street 300 feet to a point on the Easterly boundary line of Block 16, thence Northwesterly along the Easterly boundary line of said Block 16 a distance of 30 feet to the point of beginning.

Also, that portion of Franklin Street vacated by the Board of County Commissioners on May 10, 1961, described as follows:

Beginning at a point on the Easterly boundary line of Block 16 of the Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, which point is 380 feet southeasterly from the Northeast corner of said Block 16, thence southeasterly along the easterly boundary line of said Block 16, 170 feet; thence northeasterly at right angles to the easterly boundary line of said Block 16, 18 feet; thence northwesterly parallel to the easterly boundary line of said Block 16, 170 feet; thence southwesterly at right angles to the easterly boundary line of said Block 16 to the point of beginning, if the same is not in conflict with the right of way of the established U.S. Highway 87.