



2024-796322 12/19/2024 8:59 AM PAGE: 1 OF 3
FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

Donald Dean Cline and Christine K. Cline, Trustees of the Dean & Christine Cline Living Trust, dated November 13, 2009 ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND QUITCLAIM to **Y-NOT, LLC**, a Wyoming statutory close limited liability ("Grantee"), whose mailing address is 2740 Big Horn Avenue, Sheridan, WY 82801, all of Grantors' right title and interest in and to the following described real estate located in Sheridan, Goshen and Natrona Counties, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

1615 E. Brundage Lane, Sheridan, Sheridan County, Wyoming

A tract of land in the northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming

Beginning at a point which is S0°36'W 892.62 feet from the Northwest corner of said Section 1, Township 55 North, Range 84 West, which point is on the West line of Section 1; thence East 244 feet to point, thence S0°36'W 446.95 feet to a point; thence N84°56'18"W 244 feet to a point on the West line of said Section 1; thence N0°36'E 426.73 feet along the West line of said Section 1 to the point of beginning.

1701 Main Street, Torrington, Goshen County, Wyoming

That part of the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 10, Township 24 North, Range 61 West of the 6th Principal Meridian, Goshen County, Wyoming, being more particularly described as follows:

Beginning at a point which is located 1267.75 feet N89°46'28"E (measured along the South boundary of the SW $\frac{1}{4}$ of Section 10 from the Southwest corner of said Section 10) and 484.26 feet N00°11'13"W along the East boundary of Main Street (Terry Avenue) if said East boundary of Main Street were extended Southerly;

Thence S76°41'56"E along a line which is parallel with and approximately 1.0 foot south of an existing fence line apparently constructed on the Southerly boundary of a tract of land originally leased to R & M Lumber Company, a distance of 252.92 feet to a 5/8" x 2' rebar with plastic cap marked P.L.S. #3891;

Thence N29°56'12"E continuing parallel with and approximately 1 foot Southeasterly of the aforementioned R & M fence line, a distance of 21.83 feet to the South R-of-W boundary of the Burlington Northern Railroad and to a 5/8" x 2' rebar with plastic cap marked P.L.S. #3891, which railroad R-O-W is 150.00 feet Southwesterly from when measured perpendicularly from the center line of the Main Line Track of the said railroad;



Thence N60°03'48"W along the aforementioned South R-O-W boundary of the Burlington Northern Railroad, a distance of 297.00 feet to a point on the East boundary of Main Street (Terry Avenue) if said East boundary of Main Street were extended Southerly and to a 5/8" x 2' rebar with plastic cap marked P.L.S. #3891;

Thence S00°11'13"E along the aforementioned East boundary of Main Street, a distance of 108.92 feet to a 5/8" x 2' rebar with plastic cap marked P.L.S. #3891 and the Point of Beginning.

AND

That Southwesterly 100.0 feet of the Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington and Quincy Railroad Company) 200.0 feet wide Station Ground Property at Torrington, Wyoming, being 50.0 feet wide on the Northeasterly side and 150.0 feet wide on the Southwesterly side of said Railway Company's Main Tract centerline as located and constructed upon, over and across the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 24 North, Range 61 West of the Sixth Principal Meridian, Goshen County, Wyoming, lying between two lines drawn parallel with and distant, respectively, 50.0 feet and 150.0 feet Southwesterly of, as measured at right angles from said Main Tract centerline and bounded between the Easterly line of that certain (US HWY No. 85) Easement dated October 4, 1974 to State of Wyoming, recorded November 22, 1974 in Book 381 at Page 129, Records of said Goshen County and line drawn at right angles to said Main Tract centerline distant 395.00 feet Southeasterly of said East line of Main Street, as measured along a line drawn parallel with and distance 150.0 feet Southwesterly of, as measured at right angles from said Main Tract centerline.

together with all rights, property and interests appurtenant thereto, including without limitation, all buildings, improvements and fixtures located on the real estate, and all easements and rights-of-way pertaining thereto, but subject to all rights-of-way, easements, exceptions, reservations, conditions, covenants and restrictions presently of record, the provisions of which touch and concern, or pertain to, the above-described real estate.

1420 S. Kenwood St, Casper, Wyoming, Natrona County

Lot 21 and the South 35 Feet of Lot 22, Block 11, Casper View Addition to the City of Casper, Natrona County, Wyoming.

This conveyance is subject to all rights-of-ways, easements, exceptions, prior conveyances, reservation, conditions, covenants and restrictions presently of record, the provisions of which touch and concern, or pertain to, the above-described lands

IN WITNESS WHEREOF, Grantors execute this instrument this 18th day of December, 2024.



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**Dean & Christine Cline Living
Trust, dated November 13, 2009**

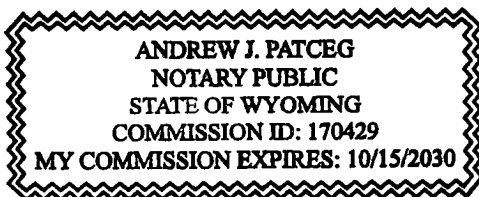
By: Donald Dean Cline
Title: Trustee

Christine K. Cline Trustee
By: Christine K. Cline
Title: Trustee

STATE OF WYOMING)
)
) *SHERIDAN* SS:
) ~~COUNTY OF NATRONA~~)

The foregoing instrument was acknowledged before me this 18th day of December, 2024, by Donald Dean Cline and Christine K. Cline, Trustees of the Dean & Christine Cline Living Trust, dated November 13, 2009.

(Seal)



Notary Public

My Commission Expires: 10/15/2030

NO. 2024-796322 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DONALD DEAN CLINE 2740 BIG HORN AVE
SHERIDAN WY 82801