



2021-771650 8/16/2021 1:03 PM PAGE: 1 OF 2  
FEES: \$15.00 PK QUITCLAIM DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## QUITCLAIM DEED

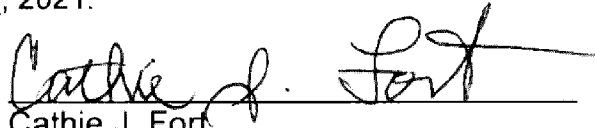
**Cathie J. Fort, GRANTOR** of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), conveys and quitclaims to **Cathie J. Fort and Dustin S. Fort, as joint tenants with right of survivorship, GRANTEES**, whose address is 1429 S Sheridan Ave, Sheridan, WY 82801, the following described real estate, situate in Sheridan County, State of Wyoming:

SEE EXHIBIT "A" ATTACHED HERETO

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

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 11 day of August, 2021.

  
Cathie J. Fort

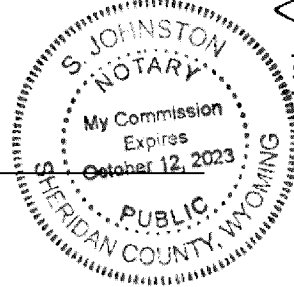
State of Wyoming

County of Sheridan

The foregoing instrument was acknowledged before me by Cathie J. Fort this 11<sup>th</sup> day of August, 2021.

Witness my hand and official seal.

My Commission Expires:



  
Signature of Notarial Officer  
Title: Notary Public

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situate in the North half of the Southwest Quarter (N1/2SW1/4) of Section 35, Township 56 North, Range 84 West, 6th P.M., described as follows:  
Beginning at a point on the East line of Sheridan Avenue (extended), which said point is 139.6 feet North of the center of the channel of Little Goose Creek; thence North along the East line of Sheridan Avenue (extended) a distance of 134.4 feet; thence East a distance of 163 feet; thence South along a line parallel with said East line of Sheridan Avenue (extended) a distance of 134.4 feet; thence West 163 feet to the point of beginning.

**EXCEPT**

A tract of land located within the SW1/4 of Section 35, Township 56 North, Range 84 West, Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which is located South 66°16'34" East a distance of 1,252.55 feet from the West ¼ corner of Section 35, Township 56 North, Range 84 West, Sixth Principal Meridian, Sheridan County, Wyoming, said point being the original Northwest corner of a Tract of land which is described in a Warranty Deed which was recorded in the Office of the Clerk and Recorder of Sheridan County, Wyoming on March 25, 1985, in Book 292 of Deeds at Page 250;

Thence along the original North line of the above mentioned Tract, North 89° 55'12" East, a distance of 12.03 feet to a point, said point being located on the new East right-of-way line of Sheridan Avenue;

Thence along said right-of-way line, South 00°19'21" West, a distance of 134.39 feet to a point; said point being located on the South line of the above mentioned Tract;

Thence along said original South line of the above mentioned Tract; South 89° 55'12" West, a distance of 13.22 feet to a point, said point being the original Southwest corner of the above mentioned Tract;

Thence along the original West line of the above mentioned Tract, North 00°49'57" East, a distance of 134.40 feet to the point of beginning, containing 1,696.62 square feet, more or less.