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2015-719666 6/1/2015 9:49 AM PAGE: 1 OF 3
BOOK: 553 PAGE: 402 FEES: \$34.00 SM QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged, the undersigned, RUSSELL BESSETTE, a/k/a RUSSELL W. BESSETTE and TERESA M. BESSETTE, hereinafter referred to in the singular as Grantor, do hereby convey, remise, release, and forever quitclaim unto RUSSELL W. BESSETTE and TERESA M. BESSETTE, as Co-Trustees of the Bessette Family Trust dated February 17, 2015, of 606 Calypso Street, Billings, Montana, 59106, hereinafter referred to as Grantee, all right, title and interest of Grantor in and to the following described real property in Sheridan County, Wyoming, to wit:

646 E. 5th Street, Sheridan Wyoming:
Township 56 N, Range 84 W, 6th P.M.:

- § 23: Part of SE $\frac{1}{4}$ SW $\frac{1}{4}$
- § 26: Part of NE $\frac{1}{4}$ NW $\frac{1}{4}$

915 Kroe Lane, Sheridan Wyoming:
Township 56 N, Range 84 W, 6th P.M.:
§ 26: Part of SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

Prairie Dog, Sheridan Wyoming:
Township 56 N, Range 83 W, 6th P.M.:

- § 18: NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; South 550 feet of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; and that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$ lying Norwesterly of the Northwesterly right-of-way line of the C.B.&Q. Railroad
- § 19: Beginning at the NE Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of § 19, thence South 42°30' West 710 feet; thence South 7°48' East 730 feet; thence West 400 feet; thence South 1900 feet; thence North 87°45' West 640 feet; thence South 11°12' East 864 feet, more or less, to the South boundary of said § 19, said point being the West bank of Prairie Dog Creek and 86 feet East of the SE Corner of Lot 4 of said § 19; thence West to the Range line of said Township, the West line of said § 19, a distance of 1346.6 feet, more or less; thence North 5280 feet, more or less, to the NW Corner of § 19; thence East 1255.3 feet, more or less, to the NE Corner of Lot 1 of said § 19; thence South 1320 feet, more or less, to the SE Corner of said Lot 1, thence East 1320 feet, more or less, to the place of beginning

EXCEPT a tract of land in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of said § 19, conveyed to George B. And Nina L. Dahlin, by Warranty Deed recorded 1/16/73, in Book 192 Deeds, P. 116

EXCEPT a tract of land in Lot 4 (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said § 19, conveyed to NX Bar Ranch, Inc., by Warranty Deed recorded 6/14/78, in Book 231 Deeds, P. 94

ALSO EXCEPTING the Right-of-Way of the C.B.&Q. Railroad

Township 56 N, Range 84 W, 6th P.M.:

- § 13: S $\frac{1}{2}$ NW $\frac{1}{4}$; S $\frac{1}{2}$
- § 14: SE $\frac{1}{4}$ SE $\frac{1}{4}$ (also described as Lot 6)
- § 23: E $\frac{1}{2}$ NE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; and all of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, except that portion lying within the boundary lines of U.S. Interstate 90
- § 24: N $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$

§ 25: All that part of the NW¼NW¼ lying North of the Southeasterly right-of-way line of Wyoming State Secondary Highway No. 336
EXCEPT those portions of the SE¼SE¼ of § 23, SW¼SW¼ of § 24, and NW¼NW¼ of § 25, conveyed to The State Highway Commission of Wyoming, by Warranty Deed recorded 10/15/70, in Book 178 Deeds, P. 573

Together with all improvements situate thereon and all water, water rights and ditches and ditch rights thereunto belonging

ALSO INCLUDING State Lease No. 2-5186 held from the State of Wyoming, covering the following described lands, to-wit:

Township 56 N, Range 83 W, 6th P.M.:

§ 7: Lots 3, 4 (76.86 acres)
§ 18: Lots 1, 2, 3, 4 (152.76 acres)

Township 56 N, Range 84 W, 6th P.M.:

§ 12: SE¼ (160 acres)
§ 13: NE¼ (160 acres)

Badger Creek, Sheridan, Wyoming:

Township 57 N, Range 80 W, 6th P.M.:

§ 20: S½
§ 21: S½
§ 27: S½
§ 28: All
§ 29: N½; NE¼SW¼; N½SE¼; SE¼SE¼
§ 31: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12; NE¼; N½SE¼; SE¼SE¼
§ 32: SW¼
§ 33: NW¼NE¼; N½NW¼; SE¼NW¼
§ 34: N½

Township 56 N, Range 81 W, 6th P.M.:

§ 1: Lots 6, 7, 8; S½
§ 12: NE¼; W½SE¼

Together with all improvements situate thereon, all water, water rights, ditches and ditch rights thereunto belonging

A tract of land located in § 19, T 57 N, R 80 W of 6th P.M., § 30, T 57 N, R 80 W of 6th P.M., and § 25, T 57 N, R 81 W of 6th P.M., County of Sheridan, State of Wyoming, more particularly described as follows:

Township 57 N, Range 80 W, 6th P.M.:

§ 19: Lots 11, 12; S½SE¼
§ 30: Lots 1, 2, 3, 4, 5, 8, 9, 10, 11; N½NE¼

Township 57 N, Range 81 W, 6th P.M.:

§ 25: S½NE¼; N½SE¼ - Original Survey, Tracts 44 & 45 Resurvey
Said tract containing 699.48 acres, more or less

TOGETHER with all improvements and appurtenances situate thereon
SUBJECT to all easements, reservations, restrictions and covenants of record,

together with all the tenements, hereditaments, and appurtenances thereto belonging, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession claim and demand whatsoever as well in law as in equity, of the Grantor, of, in or to the said premises and every part and parcel thereof.

TO HAVE AND TO HOLD, all and singular the said premises, with their appurtenances unto the said Grantee and to Grantee's heirs, successors and assigns forever.

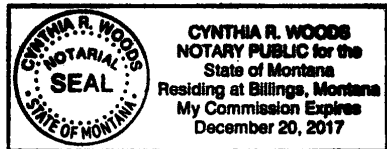
DATED this 17 day of February, 2015.

Russell Besette Russell W. Besette
RUSSELL BESSETTE, a/k/a RUSSELL W. BESSETTE
Teresa M. Besette
TERESA M. BESSETTE

STATE OF MONTANA)
: ss.
County of Yellowstone)

On this 17th day of February, 2015, before me, a Notary Public for the State of Montana, personally appeared RUSSELL BESSETTE, a/k/a RUSSELL W. BESSETTE and TERESA M. BESSETTE, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that said persons executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.



Cynthia R. Woods
CYNTHIA R. WOODS
Notary Public For the State of Montana
Residing at Billings, Montana
My Commission Expires: 12/20/2017