

**QUITCLAIM DEED**

Mary V. Hutton, a/k/a Mary Virginia Hutton and Mary Hutton, a single person, of Sheridan County, Wyoming (hereinafter referred to as Grantor), for valuable consideration, CONVEYS AND QUITCLAIMS to Mary V. Hutton, as trustee, and her successors in trust, of The Mary Virginia Hutton Trust, dated September 22, 2016, whose address is 432 Falcon Ridge, Sheridan, Wyoming 82801 (hereinafter referred to as Grantee) all right, title and interest of the Grantor 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.

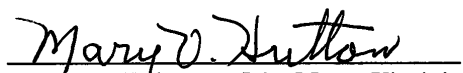
Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

The Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

The Grantee holds this property as trustee of The Mary Virginia Hutton Trust, dated September 22, 2016. The Settlor of the trust is Mary V. Hutton, a/k/a Mary Virginia Hutton and Mary Hutton, who has an unrestricted power to amend or revoke the terms of said trust.

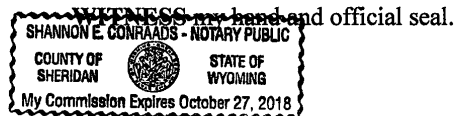
**DATED** this 18th day of December, 2017.


**GRANTOR:**

  
Mary V. Hutton, a/k/a Mary Virginia  
Hutton and Mary Hutton

STATE OF WYOMING     )  
                                      : ss.  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 18th day of December, 2017, by **Mary V. Hutton, a/k/a Mary Virginia Hutton and Mary Hutton.**



  
Notary Public

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**TO QUITCLAIM DEED,**  
**DATED DECEMBER 20, 2017**

**GRANTOR: Mary V. Hutton, a/k/a Mary Virginia Hutton and Mary Hutton, a single person**

**GRANTEE: Mary V. Hutton, as trustee, and her successors in trust, of The Mary Virginia Hutton Trust, dated September 22, 2016**

**LEGAL DESCRIPTION:**

**Township 56 North, Range 83 West, 6th P.M.**

Section 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 $\frac{1}{4}$ , South 550 feet of the S $\frac{1}{2}$ NE $\frac{1}{4}$ , and that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  and S $\frac{1}{2}$ SE $\frac{1}{4}$  lying Northwesterly of the Northwesterly right-of-way line of the C. B. & Q. Railroad.

Section 19: Beginning at the NE Corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 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 Section 19, said point being on the West bank of Prairie Dog Creek and 86 feet East of the SE Corner of Lot 4 of said Section 19; thence West to the Range line of said Township, the West line of said Section 19, a distance of 1346.6 feet, more or less; thence North 5280 feet, more or less, to the NW Corner of Section 19; thence East 1255.3 feet, more or less, to the NE Corner of Lot 1 of said Section 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 Section 19, conveyed to George B. and Nina L. Dahlin, by Warranty Deed recorded Jan. 16, 1973, in Book 192 of Deeds, Page 116.

**EXCEPT** a tract of land in Lot 4 (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of said Section 19, conveyed to NX Bar Ranch, Inc., by Warranty Deed recorded June 14, 1978, in Book 231 of Deeds, Page 94.

**ALSO EXCEPTING** the Right-of-Way of the C. B. & Q. Railroad, conveyed by Right of Way Deeds recorded August 13, 1892, and December 2, 1892, in Book C-516 and C-598, respectively.

**ALSO INCLUDING** a tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 19, Township 56 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at the Northwest corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , thence South along the West boundary of said NE $\frac{1}{4}$ NW $\frac{1}{4}$  to the Southwest corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , thence East 91.3 feet to a point on the Northwesterly right of way line of a State Secondary Highway, thence N. 43°32' E., 1836 feet along said right of way line to a point on the East boundary of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , thence North 74.8 feet to the Northeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ , and thence West 1374.4 feet to the point of beginning, said tract containing 24.6 acres, more or less.

Together with all water, water rights, ditches and ditch rights belonging thereunto, including one-tenth (1/10<sup>th</sup>) of one share of stock in Prairie Dog Water Supply Company.

**Township 56 North, Range 84 West 6th P.M.**

- Section 13: S½NW¼, SW¼, SE¼  
Section 14: SE¼SE¼  
Section 23: E½E½, **EXCEPTING THEREFROM** those lands specifically described in that certain Warranty Deed, dated March 26, 1959, and recorded with the Clerk of Sheridan County, Wyoming, on May 14, 1959, in Book 121 of Deeds, at Page 327, from Charles L. Scrutchfield and Bertha M. Scrutchfield, husband and wife, as Grantors, to The State of Wyoming, by and through its State Highway Commission, as Grantee; and those lands specifically described in that certain Warranty Deed, dated April 2, 1970, and recorded with the Clerk of Sheridan County, Wyoming, on October 15, 1970, in Book 178 of Deeds, at Page 573, from Bertha M. Scrutchfield, a widow, as Grantor, to The State Highway Commission, as Grantee.
- Section 24: N½NE¼, W½, **EXCEPTING THEREFROM** those lands specifically described in that certain Warranty Deed, dated April 2, 1970, and recorded with the Clerk of Sheridan County, Wyoming, on October 15, 1970, in Book 178 of Deeds, at Page 573, from Bertha M. Scrutchfield, a widow, as Grantor, to The State of Wyoming, by and through its State Highway Commission, as Grantee; and those lands specifically described in that certain Warranty Deed, dated December 13, 1994, and recorded with the Clerk of Sheridan County, Wyoming, on April 11, 1955, in Book 373 of Deeds, at Page 145, from Stella M. Barker and Mary V. Hutton, as Grantors, to The Transportation Commission of Wyoming, as Grantee.
- Section 25: NW¼NW¼, **EXCEPTING THEREFROM** those lands specifically described in that certain Warranty Deed, dated February 26, 1965, and recorded with the Clerk of Sheridan County, Wyoming, on September 20, 1965, in Book 151 of Deeds, at Page 572, from Charles L. Scrutchfield and Bertha M. Scrutchfield, husband and wife, as Grantors, to LeRoy L. Scrutchfield, as Grantee; those lands specifically described in that certain Warranty Deed, dated April 2, 1970, and recorded with the Clerk of Sheridan County, Wyoming, on October 15, 1970, in Book 178 of Deeds, at Page 573, from Bertha M. Scrutchfield, a widow, as Grantor, to The State Highway Commission, as Grantee; and those lands specifically described in that certain Warranty Deed, dated December 13, 1994, and recorded with the Clerk of Sheridan County, Wyoming, on April 11, 1955, in Book 373 of Deeds, at Page 145, from Stella M. Barker and Mary V. Hutton, as Grantors, to The Transportation Commission of Wyoming, as Grantee.

**Township 57 North, Range 80 West, 6th P.M.**

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

**Township 56 North, Range 81 West, 6th P.M.**

- Section 1: Lots 6, 7, 8, S½  
Section 12: NE¼, W½SE¼