

AFFIDAVIT OF FAMILY SUBDIVISION (HOUSING VERSION)

NOTICE: THE FAMILY SUBDIVISION EXEMPTION SUBSTANTIALLY LIMITS YOUR USE OF THE LAND BEING CONVEYED AND YOUR ABILITY TO CONVEY THE LAND IN THE FUTURE. PLEASE READ THIS CAREFULLY.

STATE OF WYOMING)

COUNTY OF Sheridan)^{ss.}

I/We, Kim D. Cannon, Grantor(s), and
Meredith Cannon Greshart (daughter) and Stephen Fraser Greshart (son/daughter), Grantee(s), having been
first duly sworn upon oath do hereby state and affirm as follows:

NO EVASION: This division is NOT for the purpose of evading any part of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming*, and NOT for short-term investment or for resale after division to persons outside of the Grantor(s) immediate family.

NOT IN A PLATTED SUBDIVISION: This division is not located within a platted subdivision.

SINGLE GIFT OR SALE: The Grantee(s) has/have NOT previously received title to any other parcel created by virtue of the family exemption of W.S. 18-5-303(a)(I).

IMMEDIATE FAMILY MEMBER(S): All Grantees are either a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent or parent of all Grantors who are the current owners of record of the property being divided.

HOUSING NEEDS: Pursuant to W.S. 18-5-303(a)(I)(B), the purpose of this division is to provide a parcel to the Grantee(s) for the housing needs of the Grantee(s) and the Grantee(s) intend to construct a residence upon this parcel. Failure of the Grantee(s) to use the parcel for this purpose will constitute a violation of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* upon resale or attempted resale of the parcel.

GRANTOR TITLE: The subject parcel has been titled in the name of the Grantor(s) for a period of not less than ten (10) years prior to this division.

GRANTEE TITLE: The Grantee(s) will retain title to this parcel for at least five (5) years except in the case of involuntary transfer as defined by W.S. § 18-5-303(a)(I)(C). Retention of the parcel for longer than five (5) years does not relieve the grantee of complying with other family exemption requirements.

MINIMUM LOT AREA: The subject parcel complies with minimum lot area requirements as established in the *Rules and Regulations Zoning in Sheridan County, Wyoming*.

ACREAGE FOR REDIVISION: The subject parcel is not being created from a parcel that was itself created by family exemption; or if it is, the newly created parcel is five acres or larger, and also meets the minimum lot area requirement of the *Rules and Regulations Zoning in Sheridan County, Wyoming*, after re-division.

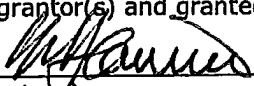
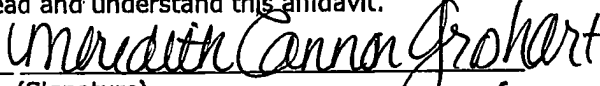


COMPLIANCE WITH RESOLUTION: This division complies with all provisions of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* governing family



divisions. The Grantor(s) and Grantee(s) acknowledge that failure to comply with these provisions, now or in the future, constitutes a violation of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming*. Such violations are punishable upon conviction by a fine of not more than five hundred dollars (\$500.00) or imprisonment in a county jail for not more than thirty (30) days or both. Each day of violation constitutes a new offense. In addition, to correct the violation the County will require a subdivision permit before the parcel may be resold.

TRUE COPY OF DEED: The attached deed from Grantor(s) to Grantee(s) dated July 9, 2020, is the subject of this affidavit and is a true and accurate copy of the instrument that will be duly executed and recorded with this affidavit.

The grantor(s) and grantee(s) have read and understand this affidavit.

	
(Signature)	(Signature)
<u>Kim D. Cannon</u>	<u>Meredith Cannon Groshart</u>
(Print) Grantor	(Print) Grantee
	
(Signature)	(Signature)
<u>Stephen Fraser Groshart</u>	<u>Stephen Fraser Groshart</u>
(Print) Grantor	(Print) Grantee

THIS AFFIDAVIT MUST BE SIGNED AND SWORN TO BY ALL CURRENT RECORD OWNERS OF THE LAND BEING SUBDIVIDED AND BY ALL GRANTEE(S), AND ALL BLANKS MUST BE COMPLETED.

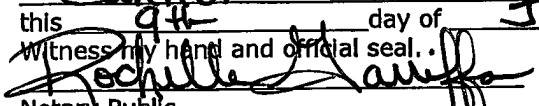
ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF Sheridan)ss.

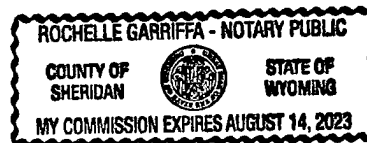
The following instrument was acknowledged before me by Kim D. Cannon

this 9th day of July, 2020

Witness my hand and official seal.


Notary Public

My Commission Expires: 8-14-23



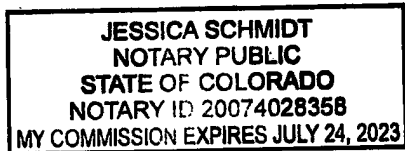


2020-760484 7/27/2020 3:50 PM PAGE: 3 OF 7
FEES: \$30.00 SM AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF COLORADO)
)ss.
COUNTY OF DENVER)

The following instrument was acknowledged before me by Meredith Cannon Groshart
this 8th day of July 2020.

Witness my hand and official seal.

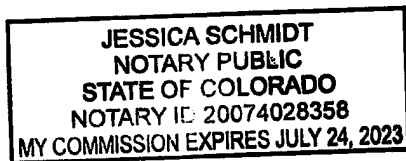


Jessica Schmidt
Notary Public
My Commission Expires: 7/24/2023

STATE OF COLORADO)
)ss.
COUNTY OF DENVER)

The following instrument was acknowledged before me by Stephen Fraser Groshart
this 8th day of July 2020.

Witness my hand and official seal.



Jessica Schmidt
Notary Public
My Commission Expires: 7/24/2023

WARRANTY DEED

KIM D. CANNON, a single person, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **MEREDITH CANNON GROSHART** and **STEPHEN FRASER GROSHART**, wife and husband, as tenants by the entirety, whose address is P.O. Box 401, Big Horn, Wyoming 82833, Grantees, the following described real estate, situate in the County of Sheridan, State of Wyoming, to-wit:

E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 7, Township 54 North, Range 84 West, 6th P.M.

RESERVING, however, unto the Grantor, the following described two-acre parcel:

A tract of land situated in the E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the Left Bank of the Colorado Colony Ditch, this point of beginning bears S 20°35'52" W a distance of 375.15 feet from the North $\frac{1}{4}$ Corner of said Section 7; thence along said Ditch Bank for the following courses and distances, S 2°06'58" W for a distance of 28.32 feet; thence S 15°44'56" W for a distance of 180.01 feet; thence S 2°30'04" W for a distance of 41.39 feet; thence S 27°10'12" E for a distance of 96.58 feet; thence S 13°51'28" E for a distance of 51.88 feet; thence S 8°07'25" W for a distance of 117.19 feet; thence S 35°17'41" W for a distance of 49.60 feet; thence S 56°35'54" W for a distance of 25.00 feet; thence S 72°20'17" W for a distance of 129.12 feet; thence S 55°02'34" W for a distance of 21.22 feet; thence S 14°12'29" W for a distance of 30.38 feet; thence leaving said Ditch Bank on a bearing of West for a distance of 23.03 feet to a point in the centerline of a gravel drive; thence following the centerline of the gravel drive for the following bearings and distances; N 18°17'27" E for a distance of 58.26 feet; thence N 23°05'24" E for a distance of 92.47 feet; thence N 14°45'17" E for a distance of 36.36 feet to a point in the center of a gravel turn around; thence leaving said gravel drive, on a bearing of North for a distance of 454.70 feet; thence East for a distance of 168.37 feet to the point of beginning.

Said tract of land contains 2.00 acres (87,120 square feet).

Said 2.00 acre tract is delineated on the attached Exhibit A.

Basis of bearing for this description is from the North $\frac{1}{4}$ Corner of said Section 7, also being the Northeast corner of a tract of land described in Book 573 of Deeds, Page 775, in the Sheridan County Clerk's Office, Sheridan, Wyoming, to the Northwest corner of said tract, said bearing being S 89°25'36" W.

FURTHER RESERVING unto Grantor the following easements:

- (1) A 20 foot wide Access Easement to serve the 2.00 acre tract described hereinabove, which easement is more particularly described as follows:

A tract of land situated in the E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being a strip of land 20 feet in width, lying 10 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears S 15°18'04" W a distance of 1,410.13 feet from the North $\frac{1}{4}$ Corner of said Section 7, this point of beginning being on the South line of a Tract of Land described in Book 573 of Deeds, Page 775, in the Sheridan County Clerk's Office, Sheridan, Wyoming, and also lying in the centerline of a gravel drive; thence along said gravel drive on a bearing of N 75°00'35" W for a distance of 49.50 feet to a point of curvature; thence through a tangent curve to the right having an arc length of 96.87 feet, a radius of 50.00 feet, through a central angle of 111°00'15", a chord bearing of N 19°30'28" W and chord distance of 82.41 feet; thence leaving said curve on a bearing of N 35°59'40" E a distance of 61.51 feet to a point of curvature; thence through a tangent curve to the left having an arc length of 111.65 feet, a radius of 200.00 feet, through a central angle of 31°59'09", a chord bearing of N 20°00'05" E and a chord length of 110.21 feet; thence leaving said curve on a bearing of N 4°00'31" E for a distance of 135.26 feet to a point on the Westerly line of a 2.00 Acre Tract, thence along said Westerly line N 18°17'27" E for a distance of 58.26 feet; thence N 23°05'24" E for a distance of 92.47 feet; thence N 14°45'17" E for a distance of 36.36 feet; thence North for a distance of 44.40 feet to the point of terminus, said point of terminus being at the end of said gravel drive, and said point of terminus bears S 21°31'34" W a distance of 818.56 feet from the North $\frac{1}{4}$ of said Section 7.

- (2) A 10 foot wide Water Line Easement to serve the 2.00 acre tract described hereinabove, which easement is more particularly described as follows:

A tract of land situated in the E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; being a strip of land 10 feet in width, lying 5 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears S 30°52'32" W a distance of 652.09 feet from the North ¼ Corner of said Section 7, this point of beginning being an existing water well; thence S 10°40'47" W for a distance of 59.00 feet; thence S 79°19'13" E for a distance of 46.01 feet to the point of terminus, said point of terminus being on the Westerly line of a 2.00 Acre Tract, and said point of terminus bears S 25°37'30" W a distance of 694.49 feet from the North ¼ Corner of said Section 7.

SUBJECT to all other reservations, restrictions, easements, rights-of-way and covenants of record.

SUBJECT to that Option to Purchase Adjoining Family Property entered into contemporaneous with this Warranty Deed and incorporated by reference herein.

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

DATED this 9th day of July, 2020.

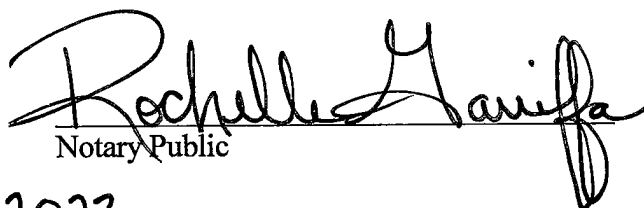

KIM D. CANNON

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 9th day of July, 2020, by Kim D. Cannon, Grantor.

WITNESS my hand and official seal.




Notary Public

My Commission Expires: 8-14-2023

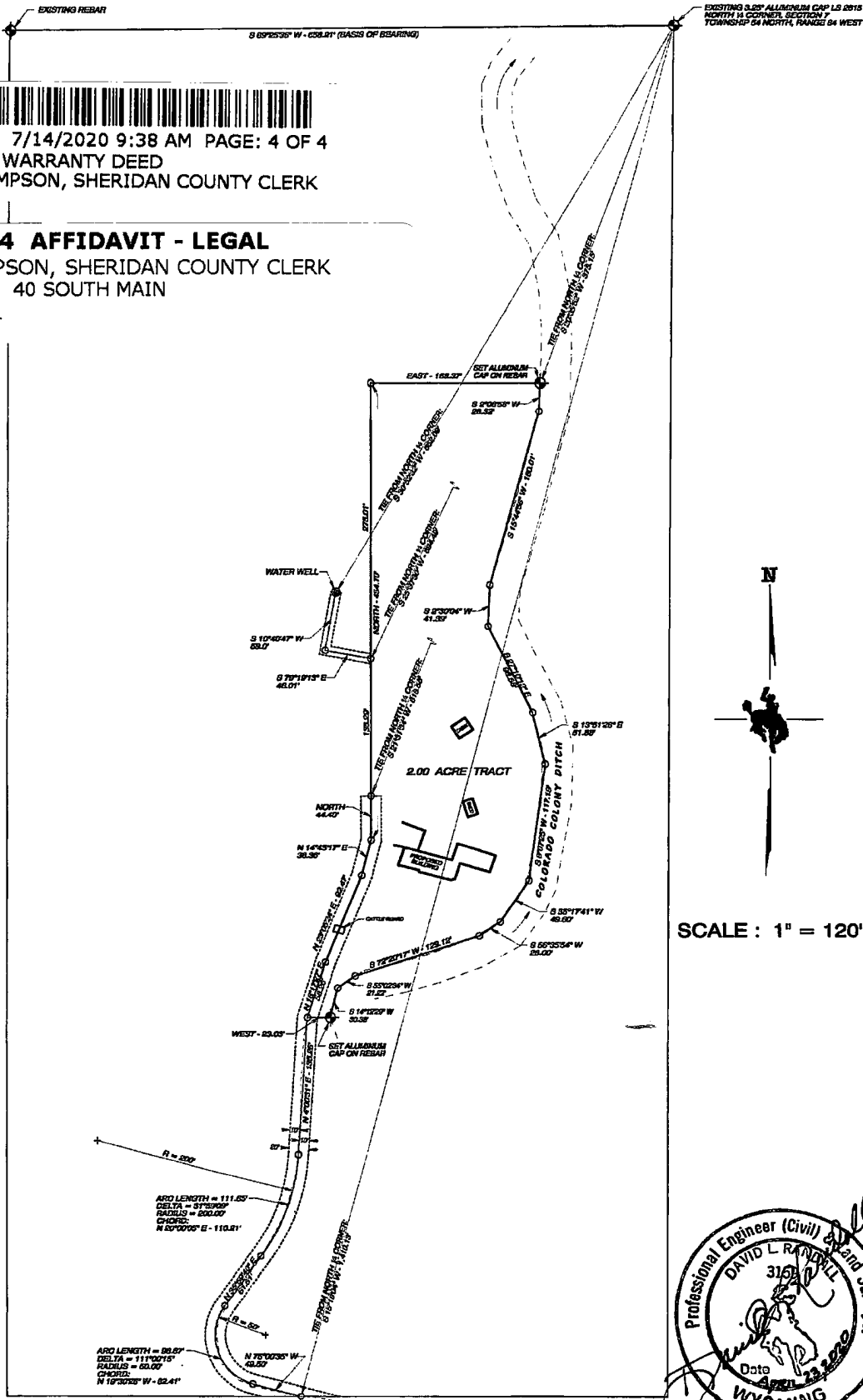
EXHIBIT A



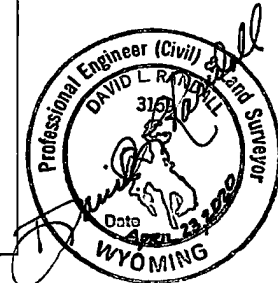
2020-759988 7/14/2020 9:38 AM PAGE: 4 OF 4
FEES: \$21.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2020-760484 AFFIDAVIT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAVIS & CANNON LLP 40 SOUTH MAIN
SHERIDAN WY 82801



SCALE : 1" = 120'



NO. 2020-759988 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DAVIS & CANNON LLP P O BOX 728
SHERIDAN WY 82801