

WARRANTY DEED

Robert E. Beckwith and Susan C. Beckwith, husband and wife AND Robert E. Beckwith and Susan C. Beckwith, Trustees of the Robert E. Beckwith and Susan C. Beckwith Living Trust, dated January 8, 2010, 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 warrant to Robert E. Beckwith and Susan C. Beckwith, Trustees of the Robert E. Beckwith and Susan C. Beckwith Living Trust, dated January 8, 2010, GRANTEE, whose address is 1968 Birch Avenue, Sheridan WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 18, Block 74 and Lots 1, 2, 3, 4, 5 and 6, Block 75 of Downers Addition, City of Sheridan, Sheridan County, Wyoming

AND

The entire vacated alley adjacent to Lots 1 and 18 and Lots 3 through 16 and the North 8 feet of vacated alley adjacent to Lot 2 of Block 74 and the entire vacated alley of Block 75 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

AND

Lots 1, 2, 3, 4, 5 and 6 and the entire vacated alley of Block 76 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 and the entire vacated alley of Block 75 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 30th day of April, 2021.

Robert E. Beckwith and Susan C. Beckwith
Living Trust, dated January 8, 2010


Robert E. Beckwith


Susan C. Beckwith

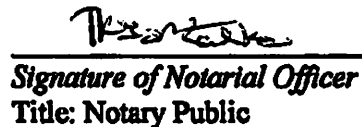

Robert E. Beckwith, Trustee


Susan C. Beckwith, Trustee

STATE OF Wyo)
) ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 30th day of April, 2021, by Robert E. Beckwith and Susan C. Beckwith, husband and wife AND Robert E. Beckwith and Susan C. Beckwith, Trustees of the Robert E. Beckwith and Susan C. Beckwith Living Trust, dated January 8, 2010.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires
12.9.24



NO. 2021-768810 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

SCRIVENER'S AFFIDAVIT

The undersigned, having first been duly sworn upon oath, does hereby state as follows:

1. I typed the legal description on a Warranty Deed which was then set forth in that WARRANTY DEED recorded on May 4, 2021, Recording #2021-768810 in the Sheridan County Clerk's office, Sheridan County, Wyoming.

2. Upon subsequent review, a typographical error was noted insofar as the legal description of the property. The legal description was listed in the Warranty Deed as which contains the typographical errors noted with bold underline:

The entire vacated alley adjacent to Lots 1 and 18 and Lots 13 through 16 and the **North** 8 feet of vacated alley adjacent to Lot 2 of Block 74 and the entire vacated alley of Block 75 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 and the entire vacated alley of Block **75** of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

The legal description should be and corrected to the following:

The entire vacated alley adjacent to Lots 1 and 18 and Lots 13 through 16 and the **West** 8 feet of vacated alley adjacent to Lot 2 of Block 74 and the entire vacated alley of Block 75 of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.


AND

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 and the entire vacated alley of Block **77** of the Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

3. This Affidavit is made for the purpose of correcting a typographical error and clarifying that the legal description has been corrected in accord with Wyo. Stat. Ann. §34-11-101.

FURTHER AFFIANT SAYETH NAUGHT

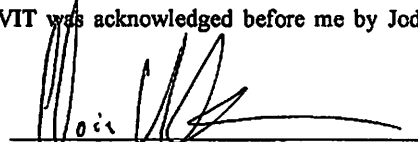
DATED this 26th day of May, 2021.


Jodi C. Ilgen

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The above and foregoing SCRIVENER AFFIDAVIT was acknowledged before me by Jodi C. Ilgen this 26th day of May, 2021.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My commission expires:

3/2/24

