

**2020-765110** 12/29/2020 3:58 FEES: \$36.00 DO WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Douglas G. Dugan, a married person dealing in his sole and separate property, and Ann D. Schwarz, a single person, and Robert G. Dugan, a married person dealing in his sole and separate property, and Barbara D. Kulju, a single person and Gregg G. Dugan, a single person, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convay and warrant to Adam Connely, a single person, GRANTEB whose address is TOTAL TOTAL OF THE STATE OF Whoming all rights under and by victor of the housested exemption laws of the State of Whoming, more particularly

under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

Lot 12 Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, Wyoming, filed as Plat #P-59;

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 Z day of DEC. 2020.		
Douglas G. Dugga	Am D. Schwarz	
Robert G. Dugan	Barbara D. Kulju	
Gregg G. Dugan		
STATE OF Colorado		
STATE OF <u>Colorado</u> ) COUNTY OF <u>Boulder</u> ) SS.		
This instrument was acknowledged before m Douglas G. Dugan.	e on the <b>2<sup>†h</sup></b> day of <b>Decembe (</b> , 2020 by	
WITNESS my hand and official seal.	ryle Hil 4	
My Commission expires: 6/17/24	Signature of Notarial Officer Title: Notary Public	

KYLE JOSEPH GILCHRIST

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID 20164016709

MY COMMISSION EXPIRES 06/17/2024

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
7020-765110
12/29/2020 3:58 PM PAGE: 2 OF 9
12/29/2020 3:58 PM PAGE: 2 OF 9

Motary Public HOC. +1.0 FOBI C' HIBBR Signature of Motorial Officer Title: Motery Public My Commission expires: WITNESS my band and official seal. Douglas G. Dugan. and no em enologi begine worden asw memoriani aid I COUNTY OF THE COUNTY Gregg G. Dugan Barbara D. Kuiju Robert G. Daggan Arm D. Schwarz Dooglas G. Dugan WITNESS our hands this 13 day of DEC regulations and city, state and county subdivision laws. and rights of record and arbject 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 SUBJECT TO all exceptions, reservations, rights-of-way, essements, covenants restrictions, belonging to or appearaining thereto; TOCKIHER WITH all improvements, hereditaments and appurtenances thereunto Wyoming, filed as Pint #P-69; Lot 12, Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, described as follows: under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly estate, situate in Sheridan County, State of Wyoming, hereby releasing and walving all rights lear bediness gaiwollof att . Adam Connely, a single person, GRANTER whose address is Douglas G. Dagan, a married person desling in his sole and separate property, and Robert G. Dagan, a married person, and Robert G. Dagan, a married person desting in his sole and separate property, and Barbert D. Kulju, a single person and Gregg G. Dagan, a single person, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in land paid, receipt whereof is bareby admowledged, convey and wantent to consideration in land paid, receipt whereof is bareby admowledged, convey and wantent to consideration in single paid, receipt whereof is bareby admowledged, convey and wantent to **MYERAUTY DEED** 

State of Alaska My Commission Expires Jun 17, 2021

STATE OF		
COUNTY OF		
This instrument was acknowledged before me on the day of, 2020 by Ann D. Schwarz.		
WITNESS my hand and official seal.		
My Commission expires:	Signature of Notarial Officer Title: Notary Public	
STATE OF Alaska, COUNTY OF Anchorage) SS.		
COUNTY OF <u>PYLLID ago</u>	inth a	
This instrument was acknowledged before m Dugan.	e on the $13^{11}$ day of $2020$ by Robert G.	
WITNESS my hand and official seal.	Quardels	
My Commission expires:  Intel Notarial Officer  LORI C. HIBBS  Notary Public  State of Alaska  My Commission Expires Jun 17, 2021		
· · · · · · · · · · · · · · · · · · ·	on expires an 17,2021	
COUNTY OF)ss.		
This instrument was acknowledged before m Kulju.	e on the day of, 2020 by Barbara D.	
WITNESS my hand and official scal.		
My Commission expires:	Signature of Notarial Officer Title: Notary Public	
STATE OF)ss.		
COUNTY OF	e on theday of, 2020 by Gregg G.	
COUNTY OF	e on theday of, 2020 by Gregg G.	



WARRANTY DEED		
Douglas G. Dugan, a married person dealing in his sole and separate property, and Ann D. Schwarz, a single person, and Robert G. Dugan, a married person dealing in his sole and separate property, and Barbara D. Kulju, a single person and Gregg G. Dugan, a single person, 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 Adam Connely, a single person, GRANTEB whose address is		
estate, situate in Sheridan County, State of Wyoming, hereby releasing and walving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:		
Lot 12, Powder Horn Ranch Minor No Wyoming, filed as Plat #P-59;	. 12 Subdivision in Sheridan County,	
TOGETHER WITH all improvements, he belonging to or appertaining thereto;	reditaments and appurtenances thereunto	
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 5 day of 5 December 2020.		
		Douglas G. Dugan
Robert G. Dugan	Barbara D. Kulju	
Gregg G. Dugan		
STATE OF		
COUNTY OF		
This instrument was acknowledged before me on the day of, 2020 by Douglas G. Dugan.		
WITNESS my hand and official seal.		
My Commission expires:	Signature of Notarial Officer Title: Notary Public	

COUNTY OF		
This instrument was acknowledged before me on the 15 day of 160, 2020 by Ann D. Schwarz.  WITNESS my hand and official seal.  My Commission expires: 05 11 2624 Title: Notary Public  GRACIE J KING NOTARY PUBLIC STATE OF	STATE OF <u>COVOY ACID</u>	
Schwarz.  WITNESS my hand and official seal.  My Commission expires: () \( \frac{1}{2} \) \( \frac{1}{	COUNTY OF LA PIGHA	
My Commission expires: () S- 11- 26-24    Signature of Notarial Officer   State of Colorado   Notarial Officer   State of Colorado   Notarial Officer   State of Colorado   Notarial Officer   Notarial Officer   State of Colorado   Notarial Officer   Notarial Of	This instrument was acknowledged before me on the Schwarz.	e 15 day of ACC, 2020 by Ann D.
My Commission expires: ()   II   ID   A    GRACIE J KING NOTARY PUBLIC STATE OF COLORADO NOTARY PUBLIC STATE OF	WITNESS my hand and official seal.	Schaen of his
STATE OF	My Commission expires: 05 · 11 · 2524	Signature of Notarial Officer U Title: Notary Public
Dugan.  WITNESS my hand and official seal.  Signature of Notartal Officer Title: Notary Public  STATE OF	NO NO	NOTARY PUBLIC STATE OF COLORADO TARY ID# 2017/02/0255
My Commission expires:  Signature of Notarial Officer Title: Notary Public  STATE OF	This instrument was acknowledged before me on the Dugan.	to day of, 2020 by Robert G.
My Commission expires:  Title: Notary Public  STATE OF	WITNESS my hand and official seal.	
COUNTY OF	My Commission expires:	
WITNESS my hand and official seal.  Signature of Notarial Officer  Title: Notary Public  STATE OF	COUNTY OF	ne day of, 2020 by Barbara D.
My Commission expires:  Signature of Notarial Officer Title: Notary Public  STATE OF	-	
COUNTY OF	My Commission expires:	
COUNTY OF	STATE OF	
WITNESS my hand and official seal.  Signature of Notartal Officer	COUNTY OF)ss.	
Signature of Notarial Officer	This instrument was acknowledged before me on th Dugan.	day of, 2020 by Gregg G.
My Commission expires:  Signature of Notarial Officer Title: Notary Public	WITNESS my hand and official seal.	
<b>▼</b> ***** <del>***</del>	My Commission expires:	Signature of Notarial Officer Title: Notary Public



2020-765110

FEES: \$36.00 DO WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Douglas G. Dugan, a married person dealing in his sole and separate property, and Ann D. Schwarz, a single person, and Robert G. Dugan, a married person dealing in his sole and separate property, and Barbara D. Kulju, a single person and Gregg G. Dugan, a single person, 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 Adam Connely, a single person, GRANTER whose address is

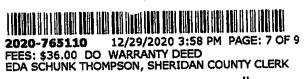
the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

Lot 12, Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, Wyoming, filed as Plat #P-59:

TOGETHER WITH all improvements, hereditements 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 day of	, 2020.
Douglas G. Dugan	Ann D. Schwarz
Robert G. Dugan	Barbara D. Kulju
Gregg G. Dugan	
STATE OF	
COUNTY OF	
This instrument was acknowledged before me on the Douglas G. Dugan.	aday of, 2020 by
WITNESS my hand and official seal.	
My Commission expires;	Signature of Notarial Officer Title: Notary Public



)se.	
COUNTY OF	
This instrument was acknowledged before me or Schwarz.	1 the day of, 2020 by Ann D.
WITNESS my hand and official scal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF) SS. COUNTY OF)	
This instrument was acknowledged before me or Dugan,	a the day of, 2020 by Rebert G.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF (NOTOO) COUNTY OF LOVIMES. This instrument was asknowledged before me or	n the 12 <sup>th</sup> day of <u>dec., 2020 by Berbara D.</u>
Kulju.	
	Mally Della
WITNESS my hand and official scal.	The state of the s
	NOTARY ID 2020402274
My Commission expires: 06-30-2024	A COMMESSION EXHITES OF 30-30-31-34
My Commission expires; 04-30-2024  STATE OF	NOTARY PUBLIC STATE OF COLORADO WOTARY ID 20204022714  Y COMMISSION EXPIRES 06-30-2024
My Commission expires; 04-30-2024  STATE OF	MOLLY J PECK STATE OF COLORADO STATE OF COLORADO NOTARY ID 26204022714 Y COMMISSION EXPIRES 06-39-2024
WITNESS my hand and official scal.  My Commission expires: 00-30-2024  STATE OF	MOLLY J. PECK STATE OF COLORADO STATE OF COLORADO NOTARY ID 20204022714 Y COMMISSION EXPIRES 08-39-2024



## WARRANTY DEED

WARRENTEE	
Douglas G. Dugan, a married person dealing in his sole and separate property, and Ann D. Schwarz, a single person, and Robert G. Dugan, a married person dealing in his sole and separate property, and Barbara D. Kulju, a single person and Gregg G. Dugan, a single person, 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 Adam Connely, a single person, GRANTEE whose address is  the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights	
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:	
Lot 12, Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, Wyoming, filed as Plat #P-59;	
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 thisday of, 2020.	
Douglas G, Dugan Ann D, Schwarz	
Robert G. Dugan  Barbara D. Kulju  Gregg G. Dugan	
STATE OF	
COUNTY OF)ss.	
This instrument was acknowledged before me on the day of, 2020 by Douglas G. Dugan.	
WITNESS my hand and official seal.	
My Commission expires:  Signature of Notarial Officer Title: Notary Public	

2020-765110 12/29/2020 3:58 PM PAGE: 9 OF 9 FEES: \$36.00 DO WARRANTY DEED EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF	
COUNTY OF)ss.	
This instrument was acknowledged before me Schwarz.	on the day of, 2020 by Ann D.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF) ss.	
COUNTY OF	
This instrument was acknowledged before me Dugan.	on the day of, 2020 by Robert G.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF)  Ss.  COUNTY OF  This instrument was acknowledged before me Kulju.	on the day of, 2020 by Barbara D.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF New Mexico	
COUNTY OF Grant )ss.	
This instrument was acknowledged before me o	on the The day of Dec., 2020 by Gregg G.
WITNESS my hand and official seal.	Daulin Hobbon
My Commission expires:  OFFICIAL SEAL	Signature (DNotarial Officer Title: Notary Public

**RAYLIN HOBBS** 

NOTARY PUBLIC-State of New Mexico
OC TOBLE 29, 2022

NO. 2020-765110 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK WILCOX AGENCY

SHERIDAN WY 82801



2021-765788 1/22/2021 3:55 PM PAGE: 1 OF 1 FEES: \$12.00 DO AFFIDAVIT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **SCRIVENER'S AFFIDAVIT**

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

- 1. I typed the legal description set forth in that WARRANTY DEED recorded on December 29, 2020, as Document No. 2020-765110in 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:

Lot <u>12</u>, Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, Wyoming, filed as Plat #P-59;

The legal description should be and corrected to the following:

Lot 1, Powder Horn Ranch Minor No. 12 Subdivision in Sheridan County, Wyoming, filed as Plat #P-59;

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 22 day of January, 2021.

STATE OF WYOMING

)ss.

COUNTY OF SHERIDAN

The above and foregoing SCRIVENER AFFIDAVIT was acknowledged before me by Greg Von Krosigk this 2 day of January, 2021.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My commission expires: 2-2-23



NO. 2021-765788 AFFIDAVIT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK WILCOX AGENCY SHERIDAN WY 82801