

12/29/2020 3:58 PM PAGE: 1 OF 9

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, GRANTEE whose address is 3000 TWOMSO OF CONTROL OF CONT

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 S day of DE Douglas G. Duggin	Ann D. Schwarz
Robert G. Dugan	Barbara D. Kulju
Gregg G. Dugan	
STATE OF <u>Colorado</u>) COUNTY OF <u>Boulder</u>)ss.	
This instrument was acknowledged before me or Douglas G. Dugan,	n the 8th day of December, 2020 by
WITNESS my hand and official seal.	ryle Hild
. 164	Signature of Notarial Officer

Title: Notary Public

KYLE JOSEPH GILCHRIST **NOTARY PUBLIC** STATE OF COLORADO NOTARY ID 20164016709 MY COMMISSION EXPIRES 06/17/2024

My Commission expires: 6 17 24

EDP SCHONK THOMPSON, SHERIDAN COUNTY CLERK FEES: \$36.00 DO WARRANTY DEED 2020-765110 12/29/2020 3:58 PM PAGE: 2 OF 9

My Commission Expires Jun 17, 2021	
LORI C. HIBBS Notary Public State of Alaska	
Title Visit Nation	My Connuission expires:
Signature of Mountal Officer	//
(rounge to the	VITVESS my hand and official seal.
Va GEO THE TOTAL SOZO PA	This instrument was acknowledged before Douglas G. Dugan.
νη.•.	COUNTY OF TACACOLOGY
	CASCALA TOSTATE
	Gregg G. Dugan
Barbara D. Kulju	Robert G. Dugam
Am D. Schwaz	Doughas G. Dugan
SUBJECT TO all exceptions, reservations, rights-of-way, essentents, 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 13 day of 122, 2020,	
any state of facts which would be disclosed by an n of the premises and subject to building and zoning middivision laws.	and rights of record and subject of accurate survey or physical inspection regulations and city, state and county a
any state of facts which would be disclosed by an n of the premises and subject to building and zoning middivision laws.	belonging to or appertaining thereto; SUBBECT TO all exceptions, reservat and rights of record and subject of accurate survey or physical inspection regulations and city, state and county a
ions, rights-of-way, essements, covenants restrictions, any state of facts which would be disclosed by an n of the premises and subject to building and zoning abdivision laws.	Wyoning, filed as Plat #P-59; TOGETHER WITH all improvement belonging to or appertaining thereto; and rights of record and subject of accounts an early, state and county regulations and city, state and county regulations and city, state and county is
In Wyoming, hereby releasing and waiving described real rights of Wyoming, more particularly piten laws of the State of Wyoming, more particularly, i. No. 12 Subdivision in Sharidan County, a, hereditements and appurtenances thereunto as, rights-of-way, essements, covenants neatrictions, any aste of facts which would be disclosed by an any aste of facts which would be disclosed by an of the premises and subject to building and zoning a of the premises and subject to building and zoning	estate, aimate in Sheridan County, State or under and by virtue of the homestead extend described as follows: Lot 12, Powder Horn Ranch Mines Wyoming, filed as Plat #P-59; TOGETHER WITH all improvement belonging to or appearaining thereto; SUBBRCT TO all exceptions, reservat and rights of record and subject of and rights of records and subject of and rights of records and city, state and county is
In Wyoming, hereby releasing and waiving described real rights of Wyoming, more particularly piten laws of the State of Wyoming, more particularly, i. No. 12 Subdivision in Sharidan County, a, hereditements and appurtenances thereunto as, rights-of-way, essements, covenants neatrictions, any aste of facts which would be disclosed by an any aste of facts which would be disclosed by an of the premises and subject to building and zoning a of the premises and subject to building and zoning	Solwarz, a single person, and Robert G. Dr. property, and Barbara D. Kuiju, a sing GRANTORS, for and in consideration of consideration in land paid, receipt where cansideration in land paid, receipt where catate, attrate in Sheridan County, State of described as follows: Lot 12, Fowder Horn Ranch Minne Vyouning, filed as Plat #P-59; Youring, filed as Plat #P-59; Polonging to or appertaining thereto; belonging to or appertaining thereto; and rights of record and subject of and rights of record and enhanced and county at the subjection and city, state and county are and county and an open and county and county are and county and an open and county are an accounty.
ugan, a merrica person desting in ms so to sno sepantics (5 10.00) and other good and valuable for person and Gregg G. Dugan, a single person of Gregg G. Dugan, a single person of its person in the following described real whose address is the following and waiving all rights prior laws of the State of Wyoming, more particularly prior laws of the State of Wyoming, more particularly in the state of the State of Wyoming, more particularly in State of the State of Wyoming, overnants and appartenances thereunto any of the premises and appartenances thereunto any of the premises and appartenances thereunto any of the premises and subject to building and coning and coning and disclosed by an of the premises and subject to building and coning and disclosed by an of the premises and subject to building and coning and disclosed by an of the premises and subject to building and coning and disclosed by an of the premises and subject to building and coning and disclosed by an of the premises and subject to building and coning and disclosed by an of the premises and subject to building and coning and disclosed by an of the premises and subject to building and coning and c	Douglas G. Dugan, a manied person des Schwarz, a single person, and Kobert G. Dugon, and Kobert G. Dugon, and Robert G. Dugon, and Baricara D. Kulju, a sing GRANTORS, for and in consideration of GRANTORS, for and paid, receipt where catate, attrate in Sheridan County, State of described as fullows: Lot 12, Powder Horn Reneh Minne Years and by virtue of the homestead exemples and the samples of the county of the county and and subject of accounts any or physical inspection accounts any or physical inspection regulations and city, state and county are successful to the sand city, state and county are county and county and county and county are and county and and county are and county are and county and county are and county are and county are and county and and county are and county are and county and and and county are and county and are and county are and county are and county are and county and are are and county and are are and county and are are and county are and county are and county are and county are are and county are are and county are and county are and county are are and are are are and are are are and are are are are and are are and are

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

STATE OF	
COUNTY OF	
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 AGASKA) COUNTY OF ANCHORAGE	l.
This instrument was acknowledged before mo Dugan.	on the 3th day of LL 2020 by Robert G.
WITNESS my hand and official scal.	Mi alatelolos
My Commission expires: LO N Str	Signature of Natarial Officer The: Noviny Public ORI C. HIBBS otary Public ate of Alaska on Expires Jun 17, 2021
	on expires Jun 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	
COUNTY OF)ss.	
This instrument was acknowledged before m Dugan.	s on theday of, 2020 by Gregg G.
WITNESS my hand and official seal.	
	Signature of Notarial Officer



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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 pald, receipt whereof is hereby acknowledged, convey and warrant to Adam Connely, a single person, GRANTRE 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, bereditaments and appurtenances thereunto belonging to or apportaining 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 2 day of December 2920.		
Douglas G. Dugan	Ann D. So	hwen
Douglas G. Dugan	Am D. Schwarz	0
Robert G. Dugan	Barbara D, Kulju	
Gregg G. Dugan		
STATE OF		
COUNTY OF		
This instrument was acknowledged before me Douglas G. Dugan.	on theday of	, 2020 by
WITNESS my hand and official seal.		
My Commission expires:	Signature of Notarial Officer Title: Notary Public	

CULUNAN

STATE OF <u>CUIUTACIO</u>	
COUNTY OF LA Plata) SE.	
This instrument was acknowledged before me on the Schwarz.	no 15 day of ACC, 2020 by Ann D.
WITNESS my hand and official seal.	Angeri or 1/2
My Commission expires: 05.11.2624	Signature of Notarial Officer Title: Notary Public
<u></u>	GRACIE J KING NOTARY PUBLIC
)BS. MY COM	STATE OF COLORADO DTARY ID# 20174020255 MISSION EXPIRES 05/11/2021
COUNTY OF	17. THE USE 11/2021
This instrument was acknowledged before me on the Dugan.	day of, 2020 by Robert G.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF)	
COUNTY OF	
This instrument was acknowledged before me on the Kulju.	be day of, 2020 by Barbara D.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
STATE OF	
COUNTY OF)39.	
This instrument was acknowledged before me on the Dugan.	day of, 2020 by Gregg G.
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: 6 OF 9 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 Councily, a single person, GRANTEE whose address is

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Lot 12, Powder Horn Rench Minor No. 12 Subdivision in Sheridan County, Wyeming, 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 Douglas G. Dugan,	me on the day of, 2020 by
WITNESS my hand and official scal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public



STATE OF	
This instrument was acknowledged before me or Schwarz.	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) COUNTY OF)	
This instrument was acknowledged bafore me or Dugan,	n theday of, 2020 by Robert G.
WITNESS my hand and official seal.	
My Commission expires:	Signature of Notarial Officer Title: Notary Public
COUNTY OF LOYIMES	ı afr
COUNTY OF LAVINIES. This instrument was asknowledged before me or	n the 12 th day of <u>dec.</u> , 2020 by Barbara D.
COUNTY OF LAVIMON 38. This instrument was acknowledged before me or	Madly Pell
COUNTY OF LOVINOC SS. This instrument was acknowledged before me or Kulju. WITNESS my hand and official scal.	MODING Delicer Teolific Interior of State of St
COUNTY OF LAYING 38. This instrument was acknowledged before me or Kulju. WITNESS my hand and official seal. My Commission expires: 00-30-2024 STATE OF	Madly Pell
COUNTY OF LAYING 38. This instrument was acknowledged before me or Kulju. WITNESS my hand and official seal. My Commission expires: 00-30-2024 STATE OF	Signature of Notarial Officer Title: Notary Public VCOS-00: 00: 60: 60: 60: 60: 60: 60: 60: 60:
COUNTY OF LAYING 38. This instrument was acknowledged before me or Kulju. WITNESS my hand and official seal. My Commission expires: 00-30-2024 STATE OF	MOUDE OF COLORD RATE
STATE OF (ANTOCO) SS. COUNTY OF LOY IME SS. This instrument was acknowledged before me or Kulju. WITNESS my hand and official seal. My Commission expires: 00-30-2024 STATE OF	MOUDE OF COLORD RATE



12/29/2020 3:58 PM PAGE: 8 OF 9

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, GRANTEE 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, 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 ____ day of ____ Douglas G. Dugan Ann D. Schwarz Robert G. Dugan Barbara D. Kulju

Gregg G. Dygan 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. Signature of Notarial Officer

Title: Notary Public

My Commission expires:



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	
This instrument was acknowledged before a Schwarz.	me 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 a Dugan.	me 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 a Kulju.	me 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 <u>New Marico</u>	
COUNTY OF GYANT)88.	
This instrument was acknowledged before n Dugan.	ne on the Thin day of Lec., 2020 by Gregg G.
WITNESS my hand and official seal.	Daylin Hobbon
My Commission expires:	Signature of Notarial Officer Title: Notary Public

OFFICIAL SEAL **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



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 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