

WARRANTY DEED

K & J

Kenneth D. Clemens, Jr. and Jenny J. Clemens, Trustees of the K & J Clemens Family Trust, dated January 23, 2002, 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 Drew Homola, a married person dealing in his sole and separate property and Richard Harold Fennell, a married person dealing in his sole and separate property, together as joint tenants with rights of survivorship, GRANTEES, whose address is PO Box 683
RAISTON, WY 82450, 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 and 5, Block 16 of Palmer's Addition to the Town, now 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 my/our hand(s) this 16th day of September, 2019.

Kenneth D. Clemens, Jr. Trustee
Kenneth D. Clemens, Jr., Co-Trustee

Jenny J. Clemens Trustee
Jenny J. Clemens, Co-Trustee

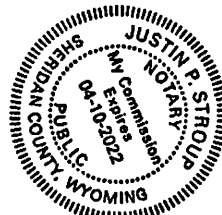
STATE OF Wyoming)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 16 day of Sept, 2019, by Kenneth D. Clemens, Jr. and Jenny J. Clemens, Trustees of the K & J Clemens Family Trust, dated January 23, 2002.
K & J

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires 4/10/22





AFFIDAVIT OF SCRIVENER'S ERROR

This Affidavit relates to that certain Warranty Deed recorded May 24, 2019, in Book 580 of Deeds at Page 750, Instrument No. 2019-750141 and that certain Quitclaim Deed recorded May 24, 2019, in Book 580 of Deeds at Page 751, Instrument No. 2019-750142.

COMES NOW, Sasha M. Johnston, who being duly sworn upon her oath does state as follows:

1. I am a principal of Sheridan County Title Insurance Agency, located at 23 South Main Street, Sheridan, Wyoming 82801. I am also a licensed attorney admitted to practice law in the State of Wyoming. I have personal knowledge about the matters stated herein.
2. This Affidavit pertains to real property located in Sheridan County, Wyoming, conveyed by warranty deed to Richard Harold Fennell, a married man as his sole and separate property and Drew Homola, a married man as his sole and separate property, as tenants in common, which is *correctly* described as:

That part of Lots 18, 19, 20, 21, 22, 23, and 24, Block 16 of Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, lying easterly of the easterly right of way line of the C.B. & Q. Railroad (now Burlington Northern, Inc.) Company's spur tract across Block 16.

AND

The East half of the vacated portion of Carlin Street lying between Blocks 16 and 17, Palmer's Addition to the City of Sheridan, Wyoming, which abuts upon the West line of Lots 21, 22, 23, and 24 of Block 16 of said Addition, including that portion of said tract which was traversed by the abandoned C.B. & Q. Railroad company right-of-way.

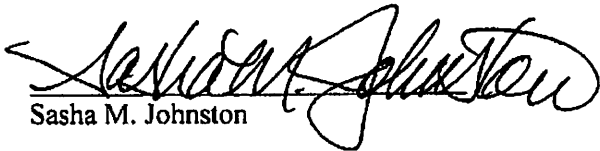
3. In the Warranty Deed conveying the above described lands from David A. Silla to Richard Harold Fennell, a married man as his sole and separate property and Drew Homola, a married man as his sole and separate property, as tenants in common, which was recorded May 24, 2019, in Book 580 of Deeds at Page 750, Instrument No. 2019-750141, the legal description contains an error in describing the location of the vacated road. The language that follows the qualifying phrase "which abuts..." is surplus, but wrongly states the "East" line of the lots, but the location of Carlin Street on the original plat between blocks 16 and 17 is obviously next to the West (not East) line of those lots.
4. A similar error appears in the next instrument of record, a Quitclaim Deed from David A. Silla to Richard Harold Fennell, a married man as his sole and separate property and Drew Homola, a married man as his sole and separate property, as tenants in common,



which was recorded May 24, 2019, in Book 580 of Deeds at Page 751, Instrument No. 2019-750142. In describing the vacated portion of Carlin Street, and reference is made to the "East" line of Lots 16 and 17. This should have stated the West (not East) line of those lots which actually abuts the described vacated street portion.

5. It is apparent that reference to the "East line" in both instruments was merely a scrivener's error. Both references should have been to the "West line" of the lots actually abutting the street as platted (subsequently vacated).
6. By the recording of this Affidavit, the public is placed on notice of the scrivener's error, and by this Affidavit, the error in the legal description should be corrected.

Further this affiant sayeth not.

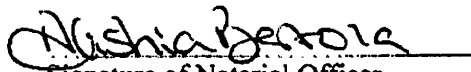

Sasha M. Johnston

State of Wyoming)
)ss
County of Sheridan)

Signed and sworn to before me on this 26th day of August, 2021 by Sasha M. Johnston.

Witness my hand and official seal.




Signature of Notarial Officer
Title: Notary Public

My Commission Expires 1-3-2023

WARRANTY DEED

David A. Silla, a single person, GRANTOR, of Oklahoma County, State of Oklahoma, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEEES, Richard Harold Fennell, a married man as his sole and separate property and Drew Homola, a married man as his sole and separate property, as tenants in common, whose address is PO Box 344 Sheridan WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

That part of Lots 18, 19, 20, 21, 22, 23, and 24, Block 16 of Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, lying easterly of the easterly right of way line of the C.B. & Q. Railroad (now Burlington Northern, Inc.) Company's spur tract across Block 16.

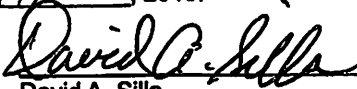
AND

The East half of the vacated portion of Carlin Street lying between Blocks 16 and 17, Palmer's Addition to the City of Sheridan, Wyoming, which abuts upon the East line of Lots 21, 22, 23, and 24 of Block 16 of said Addition, including that portion of said tract which was traversed by the abandoned C.B. & Q. Railroad company right-of-way.

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 and subject to 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 my hand this 20th day of May, 2019.

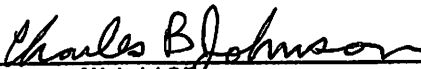

David A. Silla

State of Oklahoma

County of Oklahoma

The foregoing instrument was acknowledged before me by David A. Silla, this 20th day of May, 2019.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 3/20/23



QUITCLAIM DEED

David A. Silla, a single person, GRANTOR, of Oklahoma County, State of Oklahoma, for and in consideration of Ten and More Dollars (\$10.00), conveys and quitclaims to Richard Harold Fennell, a married man as his sole and separate property, and Drew Homola, a married man as his sole and separate property, as tenants in common, GRANTEES, whose address is 4613 PO Box 364 Sheridan WY 82801 the following described lands Grantor has possessed since February 12, 2001, situate in Sheridan County, State of Wyoming:

All that portion of Lots 21, 22, 23, and 24, Block 16, Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, lying westerly of the easterly right of way line of the C.B. & Q. Railroad Company's (now Burlington Northern, Inc.) spur track across Block 16;

Lots 18, 19, 20, 21, 22, 23, and 24, in Block 16, AND the East half of the vacated portion of Carlin Street lying between Blocks 16 and 17, which abuts upon the East line of said lots, AND the North 8 feet of the East-West Alleyway running through Block 16 and lying adjacent to the south line of Lot 18, all in Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

EXCEPTING therefrom the lands described in that deed to Robert D. Rinehart, Tina M. Rinehart, and Robert V. Rinehart, recorded May 8, 2013 in Book 540 of Deeds, at Page 385, in the records of the Sheridan County Clerk, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

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

DATED this 20th day of May, 2019.



David A. Silla

State of Oklahoma)
) ss
County of Oklahoma)

The foregoing instrument was acknowledged before me by David A. Silla, this 20th day of May, 2019.

Witness my hand and official seal.




Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 3/20/23

NO. 2019-750142 QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCTIA
SHERIDAN WY 82801

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
WITHIN AND FOR SHERIDAN COUNTY, STATE OF WYOMING

DREW HOMOLA and
RICHARD HAROLD FENNELL,

Plaintiffs,

vs.

SHERIDAN LAND COMPANY, a
defunct corporation, THE HEIRS AND
DEVISEES OF HERBERT E. ZULLIG
AND ISABEL C. ZULLIG, and ANY
PERSON WHO MAY CLAIM AN
INTEREST IN THE SUBJECT
PROPERTY LOCATED IN
SHERIDAN COUNTY, WYOMING,

Defendants.

Civil Action No. 2022-189

No. _____
District Court Sheridan County Wyoming

SEP 22 2022

Rene Botten

/s/ Amy Frederick Clerk
Deputy

DECREE QUIETING TITLE

The above-entitled matter came before the Court upon Plaintiffs' Complaint for Quiet Title and Adverse Possession, and Defendants, having been served with process as required by law and having failed to plead or otherwise defend within time required, have been defaulted, which has been entered as required by law. The Court, having reviewed the pleadings and fully advised in the premises, hereby finds:

1. Generally, in favor of Plaintiffs and against Defendants.
2. Plaintiffs are and were at the time of the filing of this action in possession of and entitled to the sole and exclusive possession of the Subject Property, hereinafter described.

3. No other person has claimed an interest in or claimed to be entitled to possession of the Subject Property.

4. Defendants, and if any of the Defendants are deceased, their unknown heirs, devisees, legatees, successors and assigns, and all persons other than Plaintiffs have no right, title, interest, claim, or estate in the Subject Property or in any part thereof, and title to all the property hereinafter described shall be forever quieted in Plaintiffs, Drew Homola and Richard Harold Fennel.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Plaintiffs Drew Homola and Richard Harold Fennel, at the time of the commencement of this action were, and now are, in actual possession and ownership of the following described real estate situate in Sheridan County, Wyoming:

All that part of Lots 21, 22, 23, and 24, Block 16 of Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming; and

All that part of Lots 18, 19, and 20, Block 16 of the Palmer's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, lying between the centerline of the C.B. & Q. Railroad (now Burlington Northern, Inc.) Company's spur track across said Block 16 and the easterly right of way line of the C.B. & Q. Railroad (now Burlington Northern, Inc.) Company's spur track across said Block 16.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that none of the Defendants, and if any of the Defendants are deceased, their unknown heirs, devisees, legatees, successors, and assigns, nor any other person other than Plaintiffs, have any right, title, interest, claim, or estate whatever in or to the Subject Property or any part thereof, and that all such persons are hereby restrained and enjoined from asserting any right, title,

interest, claim, or estate in the Subject Property or any part thereof, and that title and fee simple absolute to the Property is hereby quieted in Plaintiffs Drew Homola and Richard Harold Fennel.

DATED this 22 day of September 2022.

ORIGINAL SIGNED BY: BENJAMIN S. KIRVEN

DISTRICT COURT JUDGE

Copies after execution to:
Brad M. Thimmesch

Certificate of Clerk of the District Court. The above is a true and correct copy of the original instrument which is on file or of record in this court.

Done this.....day of.....20.....

Rene Botter, Clerk

By Amy Frederick Deputy