

CORRECTIVE WARRANTY DEED

Patricia F. Drake, formerly Patricia B. Fox, Trustee of the Patricia B. Fox Revocable Trust, dated April 16, 1992, hereinafter referred to as Grantor, of Sheridan County, Wyoming, for valuable consideration, CONVEYS AND WARRANTS to **John S. Peyrot and Janet L. Peyrot, husband and wife, as tenants by the entirety**, whose address is 251 Upper Road, Sheridan, Wyoming 82801, hereinafter referred to as Grantees, the following-described real property situate in Sheridan County, Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibits "A" and "B", attached hereto and by reference incorporated herein.

Together with all buildings and improvements situate thereon and all water rights and water wells and all rights associated therewith, if any.

Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, reservations and instruments of record. Further subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises.

Said conveyance is made pursuant to W.S. § 18-5-303 (a)(i). This is a single gift. Patricia B. Fox is an immediate family member of Grantees. Purpose of the division and transfer of the above described property is to provide for the housing, business or agricultural needs of Grantees. The parcel created under this deed shall be titled in the name of Grantees for whom the division is made for a period of not less than one (1) year unless such parcel is subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy. No parcel smaller than five (5) acres created under W.S. § 18-5-303 (a)(i) shall be further divided unless the owner obtains a subdivision permit pursuant to applicable subdivision statutes and regulations.

This Corrective Warranty Deed is given for the sole purpose of correcting the date of the Patricia B. Fox Revocable Trust, and the legal description solely by attaching Exhibit "B" hereto as referenced in that certain Warranty Deed, dated March 11, 2005, and recorded with the Clerk of Sheridan County, Wyoming, on March 16, 2005, in Book 461 of Deeds, at Page 670, Instrument No. 502599. Except as corrected herein, such Warranty Deed, dated March 11, 2005, shall remain in full force and effect.

DATED this 9 day of August, 2022.

GRANTOR:

Patricia B. Fox Revocable Trust, dated April 16, 1992

By: Patricia F. Drake
**Patricia F. Drake, formerly Patricia B. Fox
Trustee**

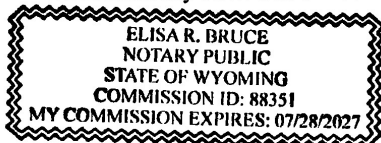


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FEES: \$21.00 PK CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 4th day of August, 2022, by
Patricia F. Drake, formerly Patricia B. Fox, Trustee of the Patricia B. Fox Revocable Trust,
dated April 16, 1992.

WITNESS my hand and official seal.





Notary Public

My Commission Expires: 7-28-2027



EXHIBIT "A"
TO CORRECTIVE WARRANTY DEED DATED AUGUST 9, 2022

GRANTOR: Patricia F. Drake, formerly Patricia B. Fox, Trustee of the Patricia B. Fox Revocable Trust, dated April 16, 1992

GRANTEES: John S. Peyrot and Janet L. Peyrot, husband and wife, as tenants by the entirety

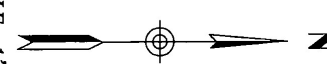
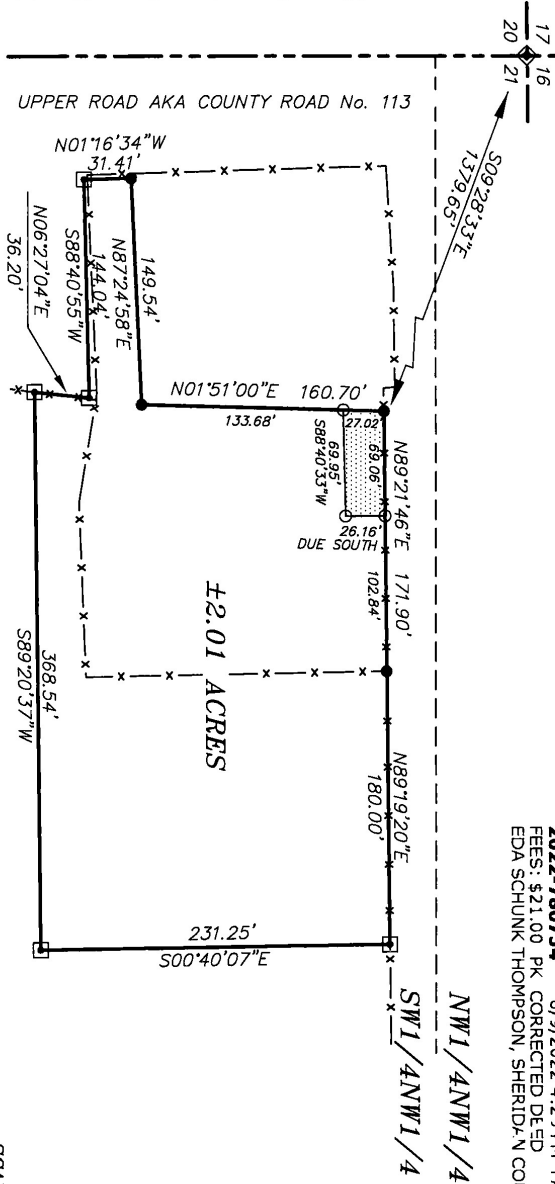
A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **Exhibit "B"** attached hereto and by this reference made a part hereof, said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 21; thence S09°28'33"E, 1379.65 feet to the **POINT OF BEGINNING** of said tract; thence N89°21'46"E, 171.90 feet to a point; thence N89°19'20"E, 180.00 feet to a point; thence S00°40'07"E, 231.25 feet to a point; thence S89°20'37"W, 368.54 feet to a point; thence N06°27'04"E, 36.20 feet to a point; S88°40'55"W, 144.04 feet to a point, said point lying on the easterly right-of-way line of Upper Road, A.K.A. County Road No. 113; thence N01°16'34"W, 31.41 feet along said easterly right-of-way line to a point; thence N87°24'58"E, 149.54 feet to a point; thence N01°51'00"E, 160.70 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 2.01 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

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FEES: \$21.00 PK CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLEI



SCALE: 1"=100'

BASIS OF BEARING IS
WYOMING STATE PLANE (EAST CENTRAL ZONE)

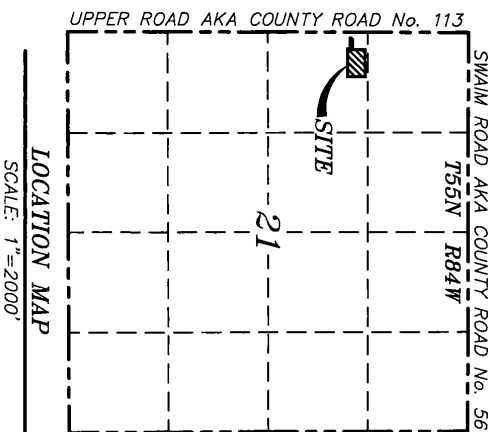
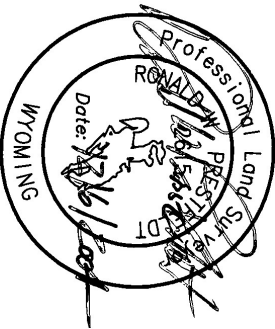
LEGEND

- ◆ FOUND 5/8" REBAR
- SET 2" ALUMINUM CAP PER LS 2615
- FOUND 1-1/2" ALUMINUM CAP PER LS 2615
- NOTHING FOUND/NOTHING SET
- x—x— FENCE LINE
- x—x— BOUNDARY FOR THIS SURVEY
- SECTION LINE
- INTERIOR SECTION LINE
- ▨ SANITARY SEPTIC LEACH LINE EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR
IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT
TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY
MADE BY ME OR UNDER MY DIRECT SUPERVISION.



SCALE: 1"=2000'

NO. 2022-780754 CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER, P O BOX 6288
SHERIDAN WY 82801

EXHIBIT "B" RECORD OF SURVEY

CLIENT: PATRICIA B. FOX
2400 HOLMES AVENUE
CHEYENNE, WY 82009
LOCATION: SW1/4NW1/4, SECTION 21, T55N, R84W 6TH P.M.
SHERIDAN COUNTY, WY.



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 23079
DN: 2003/2003-79D
TAB: FOX-B
DECEMBER 07, 2004

State Statute 18-5-303 (i) (C): Parcels created under this paragraph shall be titled in the name of the immediate family member for whom the division is made for a period of not less than one (1) year unless such parcels are subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy; (D) No parcel smaller than five(5) acres created under this paragraph shall be further divided unless the owner obtains a subdivision permit pursuant to W.S. 18-5-304.