

AFFIDAVIT OF FACT

STATE OF WYOMING)
) ss
County of Sheridan)

I, Brendon E. Kerns, being first duly sworn upon oath, do depose and say:

1. That I am attorney licensed to practice in Wyoming, that I reside in Sheridan, Wyoming and I have knowledge directly related to the matters described herein.
2. That this Affidavit is made pursuant to W.S. §34-11-101, to correct a conflict in the legal description of land contained in two (2) related instruments recorded in the office of the Sheridan County Clerk and Recorder's office on September 1, 2021:
 - a. Warranty Deed, Document #2021-772088 ("Deed"); and
 - b. Grazing Agreement, Document #2021-772090 ("Agreement");
3. Both the Deed and Agreement contain the same legal description.
4. That, due to scrivener's error, the legal description attached to the Deed and Agreement contained one directional typographical error, and in order to ensure the intent of the documents is properly made of record, the legal description must be corrected.
5. That the correct legal description for the real property located in Sheridan County, Wyoming, which is the subject of the Deed and Agreement, is as follows, reflecting in bold type font the corrected directional notation:

A tract of land situated in the SE¹/₄SE¹/₄ of Section 8, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:


Commencing at the southeast corner of said Section 8; thence N08°17'34"W, 1011.35 feet to the POINT OF BEGINNING of said tract, said point being the northwest corner of the east 150 feet of the south 1000 feet of said SE¹/₄SE¹/₄ as described in Book 454 of Deeds, Page 32; thence S00°14'12"W, 27.59 feet along the west line of said east 150 feet of the south 1000 feet to a point, said point lying on the centerline of Big Goose Creek; thence S89°51'25"W, 30.42 feet along said centerline to a point; thence S54°00'25"W, 126.82 feet along said centerline to a point; thence S65°41'00"W, 37.99 feet along said centerline to a point; thence S50°31'00"W, 53.71 feet along said centerline to a point; thence S36°33'38"W, 124.16 feet along said centerline to a point; thence S11°24'43"W, 49.42 feet along said centerline to a point; thence S18°27'51"E, 41.40 feet along said centerline to a point; thence S36°12'53"E, 39.93 feet along said centerline to a point; thence S22°50'59"W, 56.32 feet along said centerline to a point; thence S47°52'17"W, 57.64 feet along said centerline to a point; thence S77°11'24"W, 64.74 feet along said centerline to a point; thence S72°32'25"W, 154.51 feet along said centerline to a point; thence

S54°00'48"W, 75.82 feet along said centerline to a point; thence, leaving said centerline, N02°13'54"E, 159.08 feet to a point, said point lying on the centerline of an access easement described in Book 356 of Deeds, Page 577, thence N45°17'14"W, 72.61 feet along said centerline to a point; thence N56°59'32"W, 138.23 feet along said centerline to a point; thence N73°04'27"W, 119.25 feet along said centerline to a point; thence, leaving said access easement, N02°12'03"W, 271.40 feet to a point; thence N86°08'05"E, 127.32 feet to a point; thence N76°05'01"E, 153.00 feet to a point; thence N53°13'19"E, 102.26 feet to a point; thence S89°42'07"E, 521.65 feet to a point; thence S00°14'12"W, 127.67 feet to the POINT OF BEGINNING of said tract.

Said tract contains 8.22 acres of land, more or less.

Further Affiant sayeth naught.

DATED this 11 day of May, 2022.


Brendon E. Kerns

Subscribed and sworn to before me this 11 day of May, 2022 by Brendon E. Kerns.

WITNESS my hand and official seal.



My Commission Expires: 11/24/2022


Notary Public