



AFFIDAVIT OF FAMILY SUBDIVISION

NOTICE: THE FAMILY SUBDIVISION EXEMPTION SUBSTANTIALLY LIMITS YOUR USE OF THE LAND BEING CONVEYED AND YOUR ABILITY TO CONVEY THE LAND IN THE FUTURE. PLEASE READ THIS CAREFULLY.

STATE OF WYOMING)
)ss.

COUNTY OF SHERIDAN)

I/We, ED WARNKE, Grantor(s), and
RANDY J. WARNKE + NICOLE L. WARNKE, Grantee(s), having been
first duly sworn upon oath do hereby state and affirm as follows:

NO EVASION: This division is NOT for the purpose of evading any part of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming*, and NOT for short-term investment or for resale after division to persons outside of the Grantor(s) immediate family.

NOT IN A PLATTED SUBDIVISION: This division is not located within a platted subdivision.

SINGLE GIFT OR SALE: The Grantee(s) has/have NOT previously received title to any other parcel created by virtue of the family exemption of W.S. 18-5-303(a)(i).

IMMEDIATE FAMILY MEMBER(S): All Grantees are either a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent or parent of all Grantors who are the current owners of record of the property being divided.

HOUSING, BUSINESS OR AGRICULTURAL NEEDS: Pursuant to W.S. 18-5-303(a)(i)(B), the purpose of this division is to provide a parcel to the Grantee(s) for the housing, business, or agricultural needs of the Grantee(s). Failure of the Grantee(s) to use the parcel for these purposes will constitute a violation of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* upon resale or attempted resale of the parcel.

GRANTOR TITLE: The subject parcel has been titled in the name of the Grantor(s) for a combined period of not less than five (5) years for land titled before February 27, 2019, or ten (10) years for land titled on or after February 27, 2019 prior to this division.

GRANTEE TITLE: The Grantee(s) will retain title to this parcel for at least five (5) years, or for not less than one (1) year if the parcel was created before February 27, 2019, except in the case of involuntary transfer as defined by W.S. § 18-5-303(a)(i)(C). Retention of the parcel for longer than required does not relieve the grantee of complying with other family exemption requirements.

ACREAGE FOR REDIVISION: The subject parcel is not being created from a parcel that was itself created by family exemption; or if it is, the newly created parcel is five acres or larger after re-division.

COMPLIANCE WITH RULES AND REGULATIONS: This division complies with all provisions of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* governing family divisions. The Grantor(s) and Grantee(s) acknowledge that failure to comply with these provisions, now or in the future, constitutes a violation punishable upon



conviction by a fine of not more than five hundred dollars (\$500.00) or imprisonment in a county jail for not more than thirty (30) days or both. Each day of violation constitutes a new offense. In addition, to correct the violation the County will require you to obtain a subdivision permit before the parcel may be resold.

TRUE COPY OF DEED: The attached deed from Grantor(s) to Grantee(s) dated March 24, 2023, is the subject of this affidavit and is a true and accurate copy of the instrument that will be duly executed and recorded with this affidavit.

The grantor(s) and grantee(s) have read and understand this affidavit.

<u>Ed Warnke</u>	<u>Randy J. Warnke</u>
(Signature)	(Signature)
<u>ED WARNKE</u>	<u>Randy J. Warnke</u>
(Print) Grantor	(Print) Grantee
<u>Nicole L Warnke</u>	<u>Nicole L Warnke</u>
(Signature)	(Signature)
<u>Nicole L Warnke</u>	<u>Nicole L Warnke</u>
(Print) Grantor	(Print) Grantee

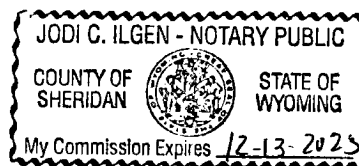
THIS AFFIDAVIT MUST BE SIGNED AND SWORN TO BY ALL CURRENT RECORD OWNERS OF THE LAND BEING SUBDIVIDED AND BY ALL GRANTEE(S), AND ALL BLANKS MUST BE COMPLETED.

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The following instrument was acknowledged before me by Randy J. Warnke
Nicole L. Warnke & Ed Warnke
this 1st day of February 2023.
Witness my hand and official seal.

Jodi C. Ilgen
Notary Public
My Commission Expires: 12-13-2023



WARRANTY DEED

EDMUND H. WARNKE, a single man, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants to **RANDY J. WARNKE and NICOLE L. WARNKE**, husband and wife, as tenants by the entireties with right of survivorship, (herein referred to as "Grantees"), whose address is 35 Maverick Road, Sheridan, WY 82801, the following described real estate which is situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the NE1/4NE1/4 of Section 27, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at a point on the Northeasterly Right-of-Way of Maverick Road (A.K.A. County Road 1213/Old U.S. Highway 87), said point bears S 68°59'19" W a distance of 1,119.30 feet from the Northeast Corner of said Section 27; thence N 45°38'13" E a distance of 175.00 feet; thence S 54°13'42" E a distance of 144.87 feet; thence S 17°42'25" W a distance of 100.00 feet; thence S 20°40'24" E a distance of 127.77 feet; thence S 53°10'33" W a distance of 148.42 feet to a point on the Northeasterly Right-of-Way of Maverick Road (A.K.A. County Road 1213/Old U.S. Highway 87); thence along said Northeasterly Right-of-Way on a Bearing of N 27°30'13" W for a distance of 300.00 feet to the point of beginning.

Said tract of land contains 1.30 acres, more or less.

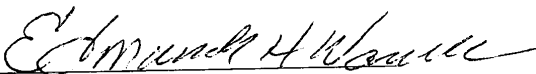
TOGETHER WITH all improvements and water rights, if any, located thereon or appertaining thereto.

SUBJECT TO all reservations, restrictions, easements and other defects in title that are of record.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 24 day of March, 2023.

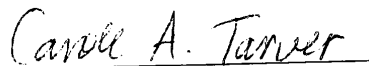
NO. 2023-784953 AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801


Edmund H. Warnke

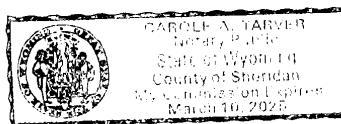
STATE OF WYOMING)
: ss.
County of Sheridan)

The above and foregoing Warranty Deed was subscribed, sworn to and acknowledged before me this 24th day of March, 2023 by Edmund H. Warnke

WITNESS my hand and official seal.


Notarial Officer

My Commission expires: March 10, 2025



NO. 2023-784741 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TIM TARVER PO BOX 6284
SHERIDAN WY 82801