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FEES: \$24.00 PK CORRECTED DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

CORRECTIVE WARRANTY DEED

Teresa A. Hunter, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to GRANTEE, Casey M. Craft, whose address is 2585 Heartland Drive, Suite A, Sheridan, WY 82801, 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:

Tract 2:

Being a portion of the tract of land described in book 579, page 166 in the records of the Sheridan County Clerk, located in the Northeast quarter of the Southwest quarter (NE1/4SW1/4) and the Southeast quarter of the Northwest quarter (SE1/4NW1/4) of Section 21 Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; being more particularly described as follows:

Commencing at the West quarter corner of said Section 21; thence S 76°17'35" E, 1937.00 feet to a point on the East line of said tract of land described in book 579 page 166 in the records of the Sheridan County Clerk; thence N 89°26'46" E, 179.02 feet along the North line of said tract to the Northeast corner of said tract; thence S 04°29'08" E, 119.74 feet along the East line of said tract to the Southeast corner of said tract located in Metz Road (County Road #62) right-of-way; thence S 89°22'59" W, 186.95 feet along the South line of said tract; thence N 00°41'21" W 119.66 feet to the point of beginning.

Subject tract containing an area of +/- 0.50 acres.

Subject to County Road #62 right-of-way and all leases, easements, restrictions, reservations, covenants, and encumbrances of record;

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.

This Corrective Deed is recorded to correct the name of the Grantee in that Warranty Deed recorded in the Sheridan County Clerk's office on Recorded on November 14, 2023 as Document No. 2023-788814.

Made effective the 17th day of November, 2023.

Teresa A. Hunter
Teresa A. Hunter

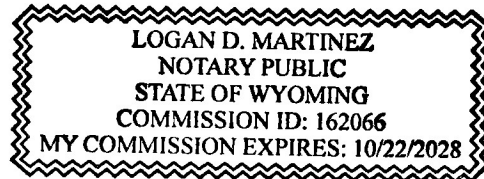
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 17th day of November, 2023 by Teresa A. Hunter.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 10-22-28





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, TERESA A. Hunter, Grantor(s), and
CASEY M. Graft, 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



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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 NOV 14 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>Teresa A. Hunter</u> (Signature)	_____ (Signature)
<u>TERESA A. HUNTER</u> (Print) Grantor	<u>CASEY M. CRAFT</u> (Print) Grantee
<u>CASEY M. CRAFT</u> (Signature)	_____ (Signature)
<u>CASEY M. CRAFT</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 TERESA A. Hunter
AND CASEY M. Craft
this 14th day of NOVEMBER 2023.
Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 5-13-26

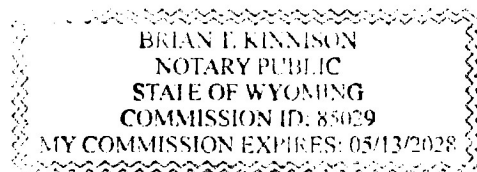
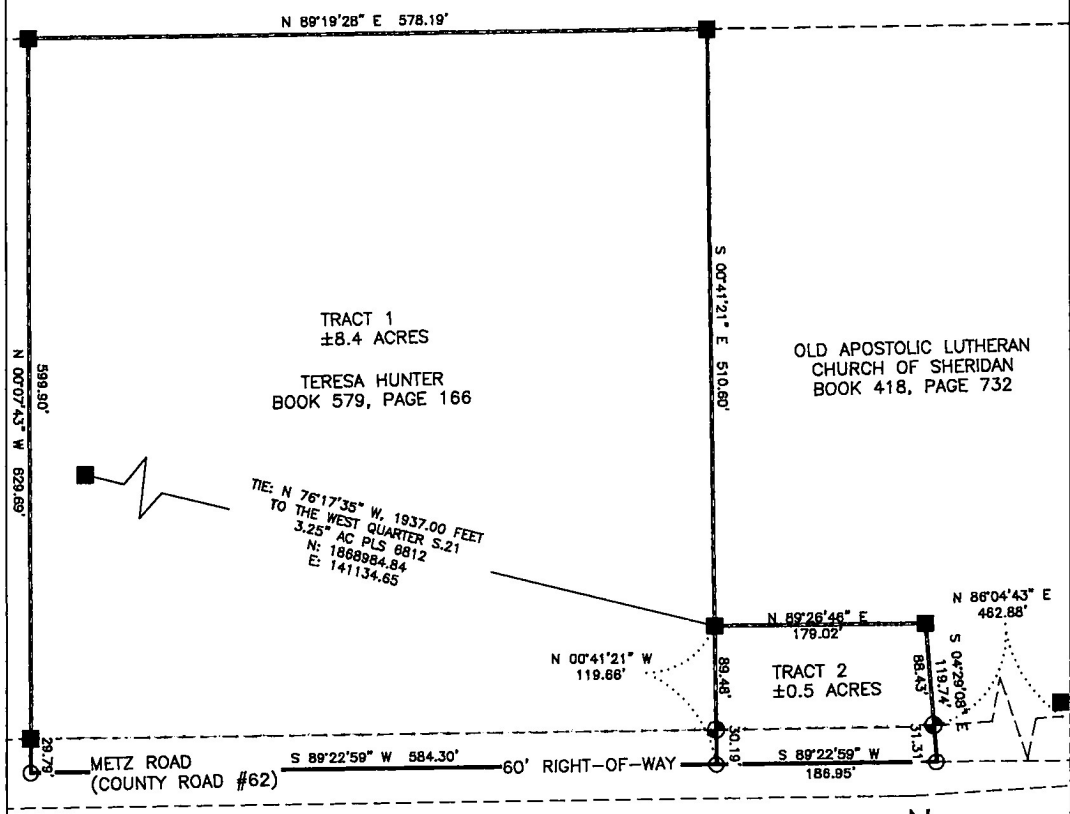


EXHIBIT OF SURVEY

OF A TRACT OF LAND DESCRIBED IN DEED BOOK 579, PAGE 166 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) AND THE SOUTHEAST OF THE
NORTHWEST QUARTER (SE1/4NW1/4) OF SECTION 17,
TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE 6TH
CONTAINING AN AREA OF ±88057 SQUARE FEET (±8.91 ACRES)



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WILCOX AGENCY
SHERIDAN WY 82801

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY
CERTIFY THAT THIS PLAT WAS MADE FROM AN
ACTUAL FIELD SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT IT
CORRECTLY SHOWS THE LOCATION TO THE
BEST OF MY KNOWLEDGE.

Clayton Rosenlund
9/04/23



BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US
SURVEY FEET)
PAF:1.000235

LEGEND

- FOUND 1.5" AC PELS 3864 OR AS NOTED
- ⊕ SET 1.5" AC PER LS 14250
- CALCULATED CORNER PER CARROLL PARCEL DIVISION SUBDIVISION
- LOT LINE
- - - - ADJOINING LOT LINE

PREPARED BY:
Cannon Consulting LLC (307) 752-0109
Making every shot count

FOR: TERESA HUNTER
SHERIDAN, WYOMING
Date: 9/4/23