

WARRANTY DEED

Donna L. Barten, Trustee of The Donna L. Barten Revocable Trust, dated January 13, 2022, GRANTOR, for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Scott B. Barten, a single person, GRANTEE, whose address is 7108 Big Horn Ave, 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:

SEE EXHIBIT "A" ATTACHED HERETO

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 our hands this 15 day of February, 2024.

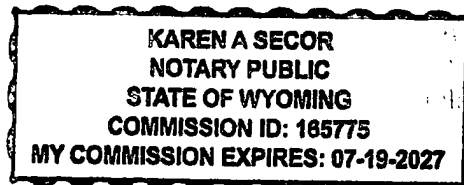
The Donna L. Barten Revocable Trust, dated January 13, 2022

Donna L. Barten, Trustee
Donna L. Barten, Trustee

STATE OF WYOMING)

COUNTY OF Sheridan)

)ss.



This instrument was acknowledged before me on the 15 day of February, 2024 by Donna L. Barten, Trustee of The Donna L. Barten Revocable Trust, dated January 13, 2022.

WITNESS my hand and official seal.

Karen A. Secor
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 7/19/2027



EXHIBIT "A"

A parcel of land situated in a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming; said parcel more particularly described as follows:

Commencing from the Southwest corner of the NW $\frac{1}{4}$ of said Section 27, being Monumented by a 3.25" aluminum cap per PLS 6812, from which point the Northwest corner of the NW $\frac{1}{4}$ said Section 27, being Monumented by a 2.5" aluminum cap bears, N00°13'33"E a distance of 2,640.26 feet, thence N60°04'28"E a distance of 1,777.37 feet to a point lying on the West Right of Way line of Highway 335 and being Monumented by a 1.0" aluminum cap, said point being the True Point of Beginning of this parcel description; thence N81°05'30"W a distance of 93.84 feet to a point; thence N03°04'06"E a distance of 147.14 feet to a point; thence S89°53'44"E a distance of 186.47 feet to a point, lying on the West Right of Way line of Highway 335; thence continuing along the West Right of Way line of Highway 335, S32°14'39"W a distance of +/- 190.50 feet more or less to the point of beginning.

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)

COUNTY OF Sheridan) ss.

I/We, Donna Barten, Grantor(s), and
Scott Barten, 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 Feb 15, 2024, 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.

(Signature) <u>Donna L. Barten</u>	(Signature) <u>Scott B. Barten</u>
(Print) Grantor <u>DONNA BARTEN</u>	(Print) Grantee <u>SCOTT BARTEN</u>
(Signature) _____	(Signature) _____
(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.

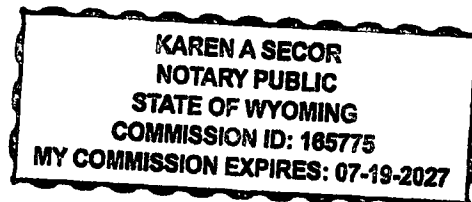
ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

The following instrument was acknowledged before me by Karen Secor

this Fifth day of February 2024
Witness my hand and official seal.

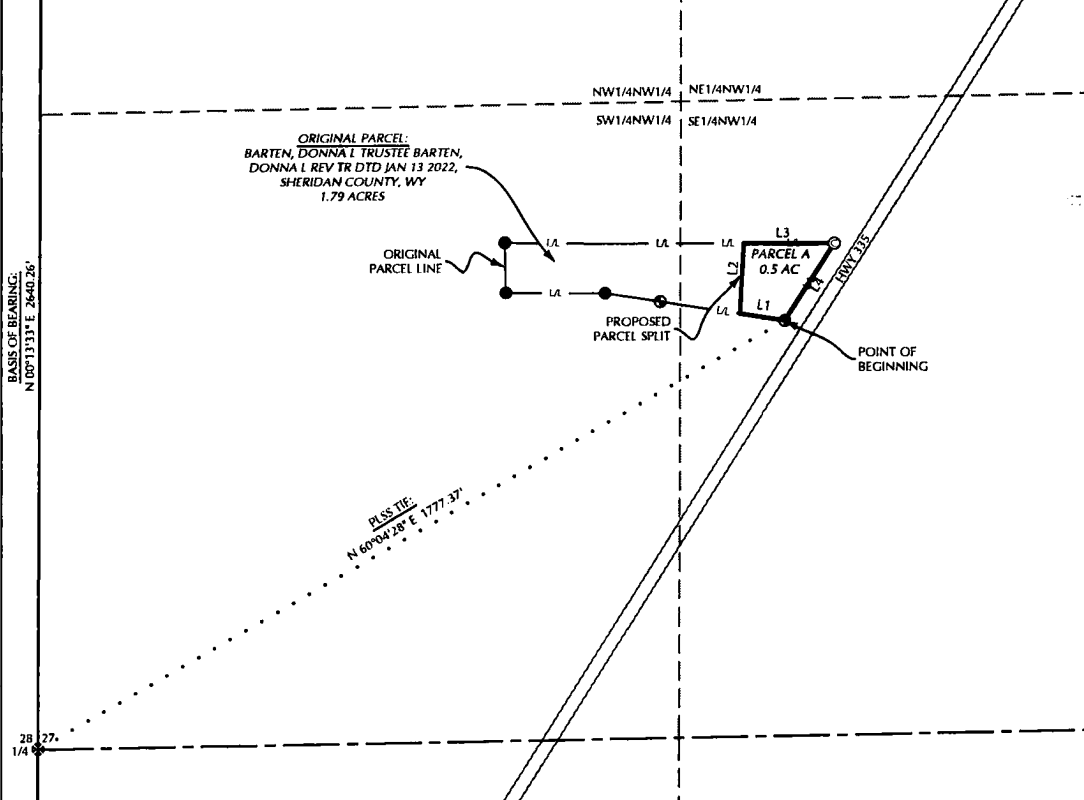
Karen A Secor
Notary Public
My Commission Expires: 07/19/2027



CERTIFICATE OF SURVEY

BEING A TRACT OF LAND LOCATED IN PORTIONS OF:
SECTION 27, T55N-R84W OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING

SEC. 27
T55N-R84W



CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE _____ DAY OF

_____, 20____

AT _____ AND WAS DULY RECORDED IN PLAT BOOK

_____, PAGE _____

FEE: \$ _____

LEGEND:

- - FOUND 2.5 INCH ALUMINUM CAP
 - ⊗ - FOUND 3.25 INCH ALUMINUM CAP PER PLS 6812
 - - CALCULATED POINT
 - - FOUND 1 INCH ALUMINUM CAP
 - - FOUND #5 REBAR
 - - SECTION LINE
 - - - - - 1/4 SECTION LINE
 - - - - - 16TH SECTION LINE
 - - - - - PROPOSED PARCEL SPLIT LINE
 - - - - - ORIGINAL PARCEL LINE
 - - - - - EXISTING ROAD CENTERLINE
- ALL COURSES ARE MEASURED

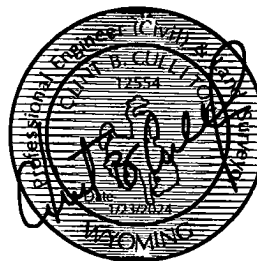
AGENT:

ALC ENGINEERING
SURVEYING DESIGN CONSULTING

PROJ #: 23-10 SHEET No.: SHEET 1 OF 2 DATE: 1/23/24 DRAWN BY: BMW CHKD BY: PDA

P.O. BOX 502
135 PINE ST. - BUFFALO, WY 82834
307.684.1200

CERTIFICATE OF FILING BY CLERK & RECORDER
SITUATED IN PORTIONS OF SECTION 27, T55N-R84W OF THE 6TH
P.M., SHERIDAN COUNTY, WYOMING



FIRST NAME, LAST NAME - LS NUMBER

DATE

2024-790344 2/16/2024 4:00 PM, PAGE: 5 OF 5
FEES: \$24.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-790344 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801