



AFFIDAVIT OF FAMILY SUBDIVISION EXEMPTION

STATE OF WYOMING)
) ss.
County of Sheridan)

Todd V. and Jerilea J. Phillips, husband and wife, with a physical address of 162 Upper Rd., Sheridan, Wyoming 82801 ("Grantors"), and Fielding T. Phillips and Meagan B. Phillips, husband and wife, of 160 Upper Rd., Sheridan, Wyoming 82801 ("Grantees"), and having been first duly sworn upon oath does hereby state and affirm as follows:

1. 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.

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

3. SINGLE GIFT OR SALE: The Grantees have NOT previously received title to any other parcel created by virtue of the family exemption of W.S. § 18-5-303(a)9(i).

4. IMMEDIATE FAMILY MEMBERS: Grantors are the parents of Grantee: Fielding T. Phillips.

5. HOUSING NEEDS: Pursuant to W.S. § 18-5-303(a)(i)(B), the purpose of this division is to set aside the parcel to the Grantees, for location of their personal residence. Failure of the Grantees to use the parcel for this purpose 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.

6. GRANTOR TITLE: The subject parcel has been titled in the name of the Grantors for a period of more than ten (10) years prior to this division.

7. GRANTEE TITLE: The Grantees will retain title to this parcel for at least five (5) years 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 five (5) years does not relieve the Grantees of complying with other family exemption requirements.

8. MINIMUM LOT AREA: The subject parcel complies with minimum lot area requirements as established in the *Rules and Regulations Zoning in Sheridan County, Wyoming*.

9. ACREAGE FOR REDIVISION: The subject parcel is not being created from a parcel that was itself created by family exemption, and also it meets the minimum lot area requirement of the *Rules and Regulations Zoning in Sheridan County, Wyoming*, after re-division.



10. COMPLIANCE WITH RESOLUTION: This division complies with all provisions of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming* governing family divisions. The Grantors and Grantees acknowledge that failure to comply with these provisions, now or in the future, constitutes a violation of the *Rules and Regulations Governing Division of Land in Sheridan County, Wyoming*. Such violations are 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 a subdivision permit before the parcel may be resold.

11. TRUE COPY OF DEED: The attached Quitclaim Deed from Grantors to Grantees, dated July 16, 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 Grantors and Grantees have read and understand this affidavit.

GRANTORS:




Todd V. Phillips



Jerilea J. Phillips

GRANTEES:



Fielding T. Phillips




Meagan B. Phillips

STATE OF WYOMING)
) ss.
County of Sheridan)

The **AFFIDAVIT OF FAMILY SUBDIVISION EXEMPTION** was acknowledged before me by Todd V. Phillips, on this 16th day of July, 2024.

Witness my hand and official seal.

My Commission Expires: 10/13/2029



Notary Public



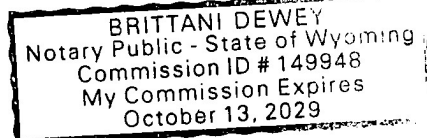
STATE OF WYOMING)
) ss.
County of Sheridan)

The **AFFIDAVIT OF FAMILY SUBDIVISION EXEMPTION** was acknowledged before me by Jerilea J. Phillips, dated on this 16th day of July, 2024.

Witness my hand and official seal.

Brittani Dewey
Notary Public

My Commission Expires: 10/13/2029



STATE OF WYOMING)
) ss.
County of Sheridan)

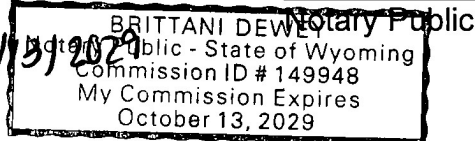
The **AFFIDAVIT OF FAMILY SUBDIVISION EXEMPTION** was acknowledged before me by Fielding T. Phillips, on this 18th day of July, 2024.

Witness my hand and official seal.

18th
BND

Brittani Dewey
Notary Public

My Commission Expires: 10/13/2029



STATE OF WYOMING)
) ss.
County of Sheridan)

The **AFFIDAVIT OF FAMILY SUBDIVISION EXEMPTION** was acknowledged before me by Meagan B. Phillips, on this 18th day of July, 2024.

Witness my hand and official seal.

18th
BND

Brittani Dewey
Notary Public

My Commission Expires: 10/13/2029



QUITCLAIM DEED

Todd V. and Jerilea J. Phillips, husband and wife, with a physical address of 162 Upper Rd., Sheridan, Wyoming 82801, ("**Grantors**") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, hereby quitclaims unto, **Fielding T. Phillips and Meagan B. Phillips, husband and wife, tenancy by the entireties with rights of survivorship**, all right, title and interest in and to that certain real property located in Sheridan County, State of Wyoming, and more particularly described as on the attached Exhibit "A". Said track contains 42.39 acres more or less and this deed is made pursuant to that certain **Affidavit of Family Subdivision Exemption**, dated July 16, 2024, and recorded in the Sheridan County Clerk and Recorder's Office.

TOGETHER WITH all improvements situate thereon and all appurtenances belonging thereto; and,

SUBJECT TO all easements, reservations, covenants and restrictions, if any, of record. Further subject to all applicable building and zoning regulations and all city, county and state subdivision laws.

This Deed is an absolute conveyance of any interest the Grantors may have or hereafter acquire in the subject property. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 16th day of July, 2024.

Grantors:


Todd V. Phillips


Jerilea J. Phillips

[INTENTIONALLY BLANK]



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing Quitclaim Deed was executed and acknowledged before me by
Todd V. Phillips on July 16, 2024.

Witness my hand and official seal.


Notary Public

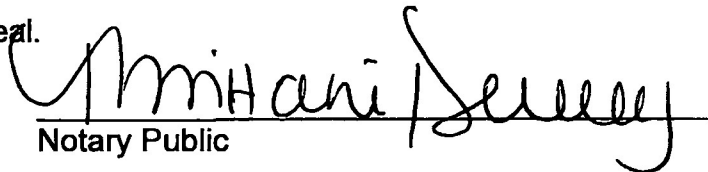
My Commission Expires: 10/13/2029



STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing Quitclaim Deed was executed and acknowledged before me by
Jerilea J. Phillips on July 16, 2024.

Witness my hand and official seal.


Notary Public

My Commission Expires: 10/13/2029





2024-793188 7/19/2024 1:08 PM PAGE: 3 OF 3
FEES: \$18.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT "A"
LEGAL DESCRIPTION

Record Owner: Todd V. & Jerilea J. Phillips
June 25, 2024

Re: Family Division Exception

A tract of land situated in the N $\frac{1}{2}$ N $\frac{1}{2}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the northwest corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°55'57"E, 2263.88 feet along the north line of Section 29 to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S09°08'06"E, 1180.04 feet along said north line of Section 29 to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S64°02'08"W, 46.16 feet to a point; thence N73°50'52"W, 494.76 feet to a point; thence S85°10'08"W, 256.39 feet to a point; thence N63°54'52"W, 208.82 feet to a point; thence S89°52'08"W, 82.13 feet to a point; thence N45°51'22"W, 576.33 feet to a point; thence N82°42'36"W, 999.99 feet to a point, said point lying on the west line of Section 29; thence N00°29'22"W, 452.00 feet along said west line of said section 29 to the **POINT OF BEGINNING**.

Said tract contains 42.39 acres more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



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FEES: \$27.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2024-793270 AFFIDAVIT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301
SHERIDAN WY 82801