



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, Viola M. Adsit & Jack L. Adsit Jr, Co-Trustees, Grantor(s), and
Jack L. Adsit, Jr, 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 9/28/23, 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>Viola M. Adsit</u> (Signature)	<u>Jack L. Adsit, Jr.</u> (Signature)
<u>Viola M. Adsit, Co-Trustee</u> (Print) Grantor	<u>Jack L. Adsit, Jr.</u> (Print) Grantee
<u>Jack L. Adsit, Jr.</u> (Signature)	<u>Jack L. Adsit, Jr.</u> (Signature)
<u>Jack L. Adsit, Jr. Co-Trustee</u> (Print) Grantor	<u>Jack L. Adsit, Jr.</u> (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

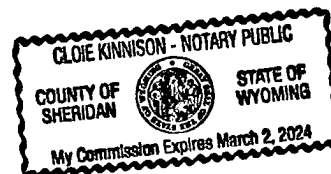
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

The following instrument was acknowledged before me by Viola M. Adsit & Jack L. Adsit, Jr.

this 28th day of September 2023

Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: 3/2/24



WARRANTY DEED

Viola M. Adsit and Jack L. Adsit, Jr., Co-Trustees of the Adsit Family Trust dated June 10, 1993, GRANTORS, 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 Jack L. Adsit, Jr., a single person, GRANTEE, whose address is 73 Metz Rd. 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 ATTACHED EXHIBIT 'A'

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 28th day of September, 2023

The Adsit Family Trust dated June 10, 1993

Viola M. Adsit
Viola M. Adsit, Co-Trustee

Jack L. Adsit, Jr.
Jack L. Adsit, Jr., Co-Trustee

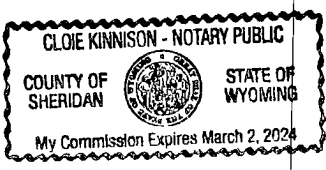
STATE OF WYOMING)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 28 day of September, 2023 by Viola M. Adist, Co-Trustee of The Adsit Family Trust dated June 10, 1993

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 3/2/24





2023-788025 10/2/2023 3:58 PM PAGE: 4 OF 5
FEES: \$24.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

2023-788024 10/2/2023 3:57 PM PAGE: 2 OF 3
FEES: \$18.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING

COUNTY OF Sheridan

)
)ss.
)

This instrument was acknowledged before me on the 28 day of September, 2023
by Jack L. Adsit, Jr., Co-Trustee of The Adsit Family Trust dated June 10, 1993

WITNESS my hand and official seal.


Signature of Notarial Officer

Title: Notary Public

My Commission expires: 3/2/24

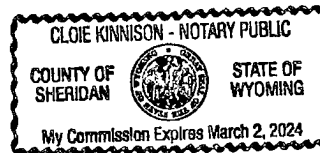


EXHIBIT "A" LEGAL DESCRIPTION

Record Owner: Jack and Viola Adsit, Trustees
September 22, 2023

Re: Tract of Land for Family Exception

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ & the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

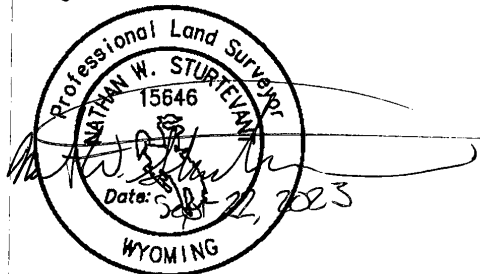
Commencing at the southeast corner of said Section 21 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N17°08'21"W, 2233.15 feet to the **POINT OF BEGINNING** of said tract, said point lying on the north right-of-way line of Metz Road; thence S89°19'13"W, 62.50 feet along said north right-of-way line of said Metz Road to a point; thence N00°15'29"W, 268.73 feet to a point; thence N74°17'44"W, 633.78 feet to a point, said point lying on the east line of a tract of land described in Book 583 of Deeds, Page 538; thence N00°15'29"W, 754.02 feet along said east line of said tract described in Book 583 of Deeds, Page 538 to a point, said point being the southeast corner of Indian Paintbrush Estates Subdivision; thence N89°30'51"E, 671.85 feet to a point (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap), said point being the northwest corner of a tract of land described in Book 480 of Deeds, Page 667; thence S00°15'29"E, 1199.25 feet along the west line of said tract described in Book 480 of Deeds, Page 667 to the **POINT OF BEGINNING**.

Said tract contains 13.50 acres more or less.

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

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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