



WARRANTY DEED

THE BRUCE P. BADLEY REVOCABLE TRUST, which said Trust is established and administered under that certain written **Declaration Of Trust**, which originally was made and **dated January 7, 1997**, and as and if thereafter amended, restated, or otherwise modified, and which said Trust appears herein in the first part as the **GRANTOR**; and, of which said Trust **Beverly A. Badley** is and acts herein and hereunder as the current sole **Trustee** as of the date of this conveyance and acts herein and hereunder as such in a fiduciary capacity on behalf of the said Trust; and, whose address is 1111 Park View Court, Sheridan, Wyoming 82801, heretofore having derived title to the said property under and by virtue of that certain **QUITCLAIM DEED** dated January 8, 1997, which was recorded in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 384 of Deeds**, commencing at **Page 70**, being denoted therein also as **Document No. 245640**, and as further confirmed by that certain **AFFIDAVIT AFFECTING TITLE TO REAL PROEPRTY SUCCESSION OF TRUSTEE** document that is dated November 2, 1999, which was recorded in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 410**, commencing at **Page 186**, being denoted therein also as **Document No. 332477**, now by these presents, **FOR AND IN CONSIDERATION of Ten And More Dollars (\$10.00+)** the receipt of which is acknowledged, does **CONVEY, WARRANT, AND DELIVER** unto **Deborah Boley, Trustee of the Deborah Boley First Revocable Trust dated February 15, 1999**, which said Trust, acting and accepting title hereunder by and through its said Trustee, and also intending to include in this conveyance any Successor Trustee who or which hereafter may become duly qualified to act on behalf of the said Trust, who and which appear herein in the second part as the **GRANTEE**; and, **the address of which said GRANTEE as of the date of this conveyance and for the purpose of mailing property tax notices and all other purposes hereunder is 2163 NW 111th Street, Des Moines, Iowa 50325** the real

property, improvements, and appurtenances which the **GRANTOR** herein below describes, and which are situate in the **County of Sheridan, State of Wyoming**, to wit:

Township 54 North, Range 84 West, 6th PM
Sheridan County, State of Wyoming

Section 8: NE ¼ SE ¼

INCLUDING all improvements thereupon situated and all appurtenances thereunto appertaining or belonging;

SUBJECT TO reservations, rights-of-way, easements, covenants, restrictions, and encumbrances of record;

Also Known And Numbered As:

76 Brinton Road
Big Horn, Wyoming

HEREBY RELEASING and WAIVING HOMESTEAD RIGHTS that otherwise might arise under or by virtue of the homestead exemption laws of the State of Wyoming.

DATED AND SIGNED this 29 day of December, 2011.

BRUCE P. BADLEY REVOCABLE TRUST
UNDER DECLARATION OF TRUST DATED
JANUARY 7, 1997 - GRANTOR

By: Beverly A. Badley
Beverly A. Badley, Trustee



ACKNOWLEDGMENT

STATE OF WYOMING)
)
 County Of Sheridan) ss.

The foregoing **WARRANTY DEED** was signed and acknowledged before me this 29th day of **December, 2011**, by **Beverly A. Badley**, who is the current sole **Trustee** of and under the **Bruce P. Badley Revocable Trust** written **Declaration Of Trust** originally dated **January 7, 1997** , and as and if thereafter amended, who appears and acts in and under the said **WARRANTY DEED** in a fiduciary capacity on behalf of the said Trust, which appears in the first part as the **GRANTOR**, and who personally is known to me; as witnesseth my hand and official seal.



 Notary Public

My commission expires: _____



NO. 2012-693339 WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 SCTIA



2023-788394 10/23/2023 4:19 PM PAGE: 1 OF 8
FEES: \$33.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SCRIVENER'S DISAMBIGUTION AFFIDAVIT
UNDER W.S. § 34-11-101[a]

THE UNDERSIGNED, ROBERT JAMES WYATT, hereinafter referred to in places as the **Affiant**, whose address is 410 South Thurmond Street, Sheridan, Wyoming 82801 – **first properly being sworn – states and affirms** as hereinbelow written, under the enabling statutory authority of **W.S. § 34-11-101[a]**, for purposes of disambiguation pertaining to the identity of parties in separate documents, and upon the personal knowledge best belief and recollection of the **Affiant** – with regard and pertaining to the following-described real property, improvements, and appurtenances situate in Sheridan County, within the State of Wyoming, to wit:

Township 54 North, Range 84 West, 6th PM
Sheridan County, State of Wyoming

Section 8: NE ¼ SE ¼

INCLUDING all improvements thereupon situated and all appurtenances thereunto appertaining or belonging;

SUBJECT TO reservations, rights-of-way, easements, covenants, restrictions, and encumbrances of record;

Also Known And Numbered As:

76 Brinton Road
Big Horn, Wyoming

[1] The **Affiant** served and acted as the scrivener in the preparation and execution of that certain **WARRANTY DEED**, which was dated, signed, and acknowledged on December 29, 2011; and, which is

recorded in the office of the Clerk and Recorder for Sheridan County, within the State of Wyoming, in **Book 530 of Deeds**, commencing at **Page 792**, also being identified therein by **Document No. 2012-693339** – a photocopy of which the **Affiant** appends hereto, marks as **Exhibit A**, and incorporates herein by this express reference – in which, and upon Page 1, the **GRANTEE** Trustee and Trust entity are described as: **“...Deborah Boley, Trustee of the Deborah Boley First Revocable Trust dated February 15, 1999...”**

[2] The **Affiant** has been informed of the existence of, and has examined that certain **CERTIFICATE OF TRUST**, which was dated, signed, and acknowledged on August 18, 2023, by **Deborah Boley** – a photocopy of which the **Affiant** appends hereto, marks as **Exhibit B**, and incorporates herein by this express reference – in which, and upon Page 1, in the Paragraph denoted as “(7)” the Trustee and Trust entity are described as: **“...Deborah Boley, as Trustee of the Deborah Boley First Revocable Living Trust dated February 15, 1999...”**

[3] According to his best knowledge, recollection, and documentation examination, **the Affiant believes and states** that the Trustee and Trust entity that are described in the appended **Exhibit A**, are one-and-the-same as the Trustee and Trust entity that are described in the appended **Exhibit B**.

IN WITNESS WHEREOF, first properly having been sworn, the **Affiant, Robert James Wyatt**, signs below on **October 19, 2023**.


Robert James Wyatt, Affiant

[This space intentionally is left blank. See following page for notarial verification.]

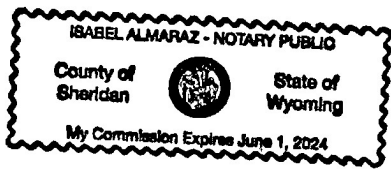


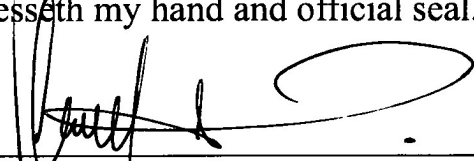
2023-788394 10/23/2023 4:19 PM PAGE: 3 OF 8
FEES: \$33.00 PK AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

VERIFICATION

STATE OF WYOMING)
) ss.
County Of Sheridan)

The foregoing SCRIVENER'S DISAMBIGUTION AFFIDAVIT UNDER W.S. § 34-11-101[a] was sworn-to, signed, and acknowledged before me on October 19, 2023, by Robert James Wyatt, the Affiant therein appearing and attesting, who personally is known to me; as witnesseth my hand and official seal.





Notary Public

My commission expires: June 1 2024

WARRANTY DEED

THE BRUCE P. BADLEY REVOCABLE TRUST, which said Trust is established and administered under that certain written **Declaration Of Trust**, which originally was made and **dated January 7, 1997**, and as and if thereafter amended, restated, or otherwise modified, and which said Trust appears herein in the first part as the **GRANTOR**; and, of which said Trust **Beverly A. Badley** is and acts herein and hereunder as the current sole **Trustee** as of the date of this conveyance and acts herein and hereunder as such in a fiduciary capacity on behalf of the said Trust; and, whose address is 1111 Park View Court, Sheridan, Wyoming 82801, heretofore having derived title to the said property under and by virtue of that certain **QUITCLAIM DEED** dated January 8, 1997, which was recorded in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 384 of Deeds**, commencing at **Page 70**, being denoted therein also as **Document No. 245640**, and as further confirmed by that certain **AFFIDAVIT AFFECTING TITLE TO REAL PROEPRTY SUCCESSION OF TRUSTEE** document that is dated November 2, 1999, which was recorded in the office of the Clerk and Recorder of Sheridan County, State of Wyoming, in **Book 410**, commencing at **Page 186**, being denoted therein also as **Document No. 332477**, now by these presents, **FOR AND IN CONSIDERATION of Ten And More Dollars (\$10.00+)** the receipt of which is acknowledged, does **CONVEY, WARRANT, AND DELIVER** unto **Deborah Boley, Trustee of the Deborah Boley First Revocable Trust dated February 15, 1999**, which said Trust, acting and accepting title hereunder by and through its said Trustee, and also intending to include in this conveyance any Successor Trustee who or which hereafter may become duly qualified to act on behalf of the said Trust, who and which appear herein in the second part as the **GRANTEE**; and, the address of which said **GRANTEE** as of the date of this conveyance and for the purpose of mailing property tax notices and all other purposes hereunder is **2163 NW 111th Street, Des Moines, Iowa 50325** the real

EXHIBITA

property, improvements, and appurtenances which the **GRANTOR** herein below describes, and which are situate in the **County of Sheridan, State of Wyoming**, to wit:

Township 54 North, Range 84 West, 6th PM
Sheridan County, State of Wyoming

Section 8: NE ¼ SE ¼

INCLUDING all improvements thereupon situated and all appurtenances thereunto appertaining or belonging;

SUBJECT TO reservations, rights-of-way, easements, covenants, restrictions, and encumbrances of record;

Also Known And Numbered As:
76 Brinton Road
Big Horn, Wyoming

HEREBY RELEASING and WAIVING HOMESTEAD RIGHTS that otherwise might arise under or by virtue of the homestead exemption laws of the State of Wyoming.

DATED AND SIGNED this 29 day of December, 2011.

BRUCE P. BADLEY REVOCABLE TRUST
UNDER DECLARATION OF TRUST DATED
JANUARY 7, 1997 - GRANTOR

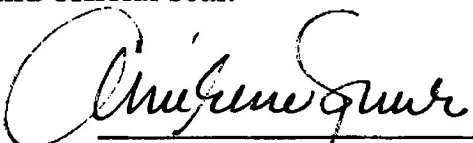
By: Beverly A. Badley
Beverly A. Badley, Trustee



ACKNOWLEDGMENT

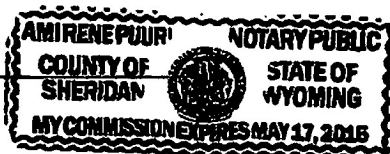
STATE OF WYOMING)
)
 County Of Sheridan) ss.

The foregoing **WARRANTY DEED** was signed and acknowledged before me this 29th day of December, 2011, by Beverly A. Badley, who is the current sole Trustee of and under the Bruce P. Badley Revocable Trust written Declaration Of Trust originally dated January 7, 1997 , and as and if thereafter amended, who appears and acts in and under the said **WARRANTY DEED** in a fiduciary capacity on behalf of the said Trust, which appears in the first part as the **GRANTOR**, and who personally is known to me; as witnesseth my hand and official seal.



 Notary Public

My commission expires: _____



NO. 2012-693339 WARRANTY DEED
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 SCTIA

CERTIFICATE OF TRUST

On the 15th day of February, 1999, Deborah Boley, as Grantor and as initial Trustee, executed the DEBORAH BOLEY FIRST REVOCABLE LIVING TRUST DATED THE 15TH DAY OF FEBRUARY, 1999, and that DEBORAH BOLEY, as Trustee and Grantor, executed a first amendment to the above-mentioned trust on the 8th day of September, 2003, and that DEBORAH BOLEY, as Trustee and Grantor, executed a second amendment to the above-mentioned trust on the 17th day of April, 2013, which documents are hereafter collectively referred as the "Trust".

The undersigned hereby certifies that the following constitutes a true and correct certification of that Trust Agreement and may be relied upon by anyone dealing with the original Trustee or its successors, as provided in Iowa Code § 633A.4604.

(1) The name of the Trust is the DEBORAH BOLEY FIRST REVOCABLE LIVING TRUST DATED THE 15TH DAY OF FEBRUARY, 1999, AS AMENDED.

(2) The undersigned hereby confirms that the Trust exists, and was originally executed on the 15th day of February, 1999.

(3) The undersigned constitutes the only existing Trustee of the above-named Trust. Said Trustee's address is 76 Brinton Road, Big Horn, Wyoming 82833.

(4) Said Trust has been in existence since its creation on the 15th day of February, 1999, and continues to be held and administered by Trustee in accordance with the terms and provisions of said trust agreement. Although the Trust is revocable by the Grantor and initial Trustee, said Trust has not been revoked, modified, or amended in any manner which would cause the representations to be incorrect.

(5) The Trustee has the full authority to take any and all action on behalf of the Trust. The powers of the Trustee are shown on the attached Exhibit "A".

(6) The Trust's taxpayer identification number is the undersigned's Social Security Number.

(7) In taking title to trust property, it should be titled in the name of Deborah Boley, as Trustee of the Deborah Boley First Revocable Living Trust dated February 15, 1999, as amended.

(8) Said Trust is not under continuing court supervision under Iowa Code § 633.10(4).

The Trustee confirms that the foregoing statements are true and correct, and this certification is being signed by the currently acting Trustee of the Trust and is sworn and subscribed to under penalty of perjury before a Notary Public.

[Signature page follows]

EXHIBITB



[Signature page to Certificate of Trust]

Dated this 18 day of August, 2023.

Trustee

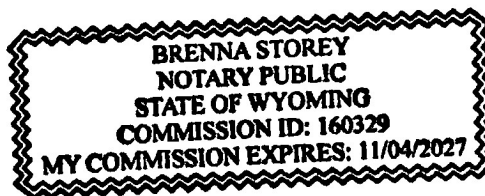
By:

Deborah Boley
Deborah Boley

STATE OF Wyoming COUNTY OF Sheridan, ss:

On this 18 day of August, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Deborah Boley, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that the person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.

Brenna Storey
Notary Public



NO. 2023-788394 AFFIDAVIT - LEGAL

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801