

**BORROWER'S AFFIDAVIT**  
to  
FIRST AMERICAN TITLE INSURANCE COMPANY

Personally appeared before me, the undersigned Notary Public in and for the jurisdiction aforesaid, Key B & B LLC, a Wyoming limited liability company who, after being first duly sworn, depose(s) and say(s) that he/she/they/it are the owner(s) of the following described land: 1047 N Main St., Sheridan, WY 82801; (Spicer Add L3)

and more particularly described in the mortgage in favor of First Federal Bank & Trust dated securing the sum of \$310,500.00 and filed or to be filed for record in the office of the County Clerk, it is represented shall be a first mortgage lien on said land. That, to the best of the Affiants knowledge:

1. There have been no repairs, works of improvement or materials furnished on the land within the last 180 days, or that could otherwise result in a lien, except:  
☒ NONE  
☐ Description of Improvement: \_\_\_\_\_  
Was completed on: \_\_\_\_\_ At a cost of \$ \_\_\_\_\_  
Will be completed on: \_\_\_\_\_ At a cost of \$ \_\_\_\_\_  
Paid to: \_\_\_\_\_
2. That there is no other person(s) in possession of or who have been permitted to use of the land other than:  
☒ NONE  
☐ OTHER: \_\_\_\_\_
3. There are no unrecorded contracts, leases, easements or other agreements or interests relating to the land, except:  
☒ NONE  
☐ OTHER: \_\_\_\_\_
4. That there are no bankruptcy proceedings or other matters pending in any court that would result in an encumbrance on title, except:  
☒ NONE  
☐ OTHER: \_\_\_\_\_
5. That affiant has no knowledge of any matters of title which may arise or be recorded against the land between the date of the title insurance commitment and the date of recordation of the documents creating the interest being insured, except:  
☒ NONE  
☐ OTHER: \_\_\_\_\_

This Affidavit is given for the purpose of inducing First American Title Insurance Company and its agents, offices and subsidiaries to issue its Policy(s) of Title Insurance. The undersigned acknowledges that he has read the foregoing and fully understands the legal aspects of any misrepresentation and/or untrue statements made herein and indemnifies and holds First American Title Insurance Company harmless against liability by reason of its reliance upon the statements and representations made herein.

Dated this 23 day of September, 2025

Key B & B LLC, a Wyoming limited liability company

BY: [Signature]

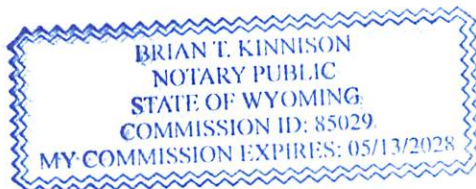
State of Wyoming

County of Glenn

Signed and sworn to before me the 23<sup>rd</sup> of Sept, 2025

By: [Signature]

Notary Public



**OWNER'S AFFIDAVIT**  
To  
FIRST AMERICAN TITLE INSURANCE COMPANY

The undersigned, being first duly sworn, deposes and says:

1. That they are the owner of following described land in Wyoming:

That has the address of: 1047 N Main St., Sheridan, WY 82801; (Spicer Add L3)

That to the best of the Affiant's knowledge:

2. There have been no repairs, works of improvement or materials furnished on the land within the last 180 days, or that could otherwise result in a lien, except:

☒ NONE

☐ Description of Improvement: \_\_\_\_\_

Was completed on: \_\_\_\_\_ At a cost of \$ \_\_\_\_\_

Will be completed on: \_\_\_\_\_ At a cost of \$ \_\_\_\_\_

Paid to: \_\_\_\_\_

3. There are no public improvements affecting the land that would give rise to a special tax or assessment after the date of closing, except:

☒ NONE

☐ OTHER: \_\_\_\_\_

4. That there is no other person(s) in possession of or who have been permitted to use of the land other than:

☒ NONE

☐ OTHER: \_\_\_\_\_

5. There are no unrecorded contracts, leases, easements or other agreements or interests relating to the land, except:

☒ NONE

☐ OTHER: \_\_\_\_\_

6. That there are no bankruptcy proceedings or other matters pending in any court that would result in an encumbrance on title, except

☒ NONE

☐ OTHER: \_\_\_\_\_

7. That affiant has no knowledge of any matters of title which may arise or be recorded against the land between the date of the title insurance commitment and the date of recordation of the documents creating the interest being insured, except:

☒ NONE

☐ OTHER: \_\_\_\_\_

This Affidavit is given for the purpose of inducing First American Title Insurance Company and its agents, offices and subsidiaries to issue its Policy(s) of Title Insurance. The undersigned acknowledges that he has read the foregoing and fully understands the legal aspects of any misrepresentation and/or untrue statements made herein and indemnifies and holds First American Title Insurance Company harmless against liability by reason of its reliance upon the statements and representations made herein.

Dated this 15 day of Sept, 2025

Katrina L. Kraft

State of Wyoming

County of Sheridan

Signed and sworn to before me the 15 of September 2025

By: Katrina Kraft

Amanda Streeter  
Notary Public

