

**WARRANTY DEED**

**William A. Sustrich and Deborah L. Sustrich, husband and wife**, GRANTOR(S), of Sheridan County, State of Wyoming, for and in consideration of Ten (\$10.00) and more Dollars, in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEE, **Weston Barry Mann, a single person**, whose address is 183 Upper Road, Sheridan, WY 82801, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

**SEE EXHIBIT 'A'**


Together with all water and water rights appurtenant, and subject to all easements and rights-of-way of record and subject to all rights-of-way and ditches for conveyance of water and subject to all covenants and restrictions of record.

Grantors and Grantee acknowledge and state this grant to be an exemption to the Rules and Regulations Governing Division of Land in Sheridan County and W.S. §18-5-303 and declare it to be in compliance with the requirements for an exemption from said rules as a gift to a family member, from Grantors to grandson.

This grant is made subject to and in compliance with the attached Affidavit of Family Subdivision, which is incorporated herein as if fully set forth.

WITNESS my hand this 29 day of February, 2024.

GRANTORS:



William A. Sustrich



Deborah L. Sustrich

GRANTEE:

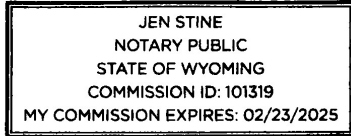


Weston Barry Mann

STATE OF WYOMING )  
 )ss  
COUNTY OF Sheridan )

The foregoing instrument was acknowledged before me by **William A. Sustrich** this  
29<sup>th</sup> day of February, 2024.

Witness my hand and official seal.



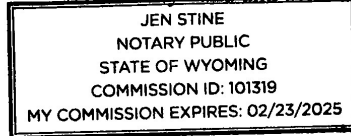
Jen Stine  
Notary Public

My Commission Expires: 2-23-2025

STATE OF WYOMING )  
 )ss  
COUNTY OF Sheridan )

The foregoing instrument was acknowledged before me by **Deborah L. Sustrich** this  
29<sup>th</sup> day of February, 2024.

Witness my hand and official seal.



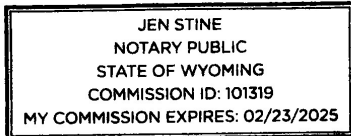
Jen Stine  
Notary Public

My Commission Expires: 2-23-2025

STATE OF WYOMING )  
 )ss  
COUNTY OF Sheridan )

The foregoing instrument was acknowledged before me by **Weston Barry Mann** this  
1<sup>st</sup> day of March, 2024.

Witness my hand and official seal.



Jen Stine  
Notary Public

My Commission Expires: 2-23-2025



## EXHIBIT 'A'

A parcel of land situated in a portion of the SW1/4SW1/4 of Section 21, T.55N., R.84W., of the 6th P.M., Sheridan County, Wyoming, said parcel more particularly described as follows:

Commencing from the Southwest corner of the SW1/4 of said Section 21, being monumented by iron rod, from which point the Southeast corner of the SE1/4 of said Section 21, being monumented by a 3.25" aluminum cap per LS 2615 bears, N 89°40'47" E a distance of 5,336.71 feet, thence N 04°30'52" E a distance of 761.15 to a point lying on the East Right of Way line of County Road 113 (Upper Road), said point being the True Point of Beginning of this parcel description;

Thence, continuing along the East Right of Way line of County Road 113 (Upper Road), N 02°15'28" E a distance of 354.51 feet to a point lying on the Northwest corner of a tract of land described in Book 522 of Deeds, Page 672, Sheridan County, WY, said point being monumented by a 3.25" aluminum cap per PLS 6812;

Thence, continuing along the north line of said tract, N 88°51'09" E a distance of 242.43 feet to a point;

Thence, leaving the north line of said tract, S 02°15'28" W a distance of 364.87 feet to a point lying in an existing fence line;

Thence, continuing along the exiting fence line, N 88°41'55" W a distance of +/- 242.03 feet more or less to the point of beginning.

Said Parcel subject to all appurtenances, agreements of record, and access easements, said parcel of land containing +/- 2.00 acres, more or less.

*[INTENTIONALLY LEFT BLANK]*

### 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, Deborah L. & William H. Sustait, Grantor(s), and  
Wesley Barry Mann, 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 \_\_\_\_\_, 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>Deborah L. Sustrich</u> (Signature)	<u>William A. Sustrich</u> (Signature)
<u>Deborah L. Sustrich</u> (Print) Grantor	<u>William A. Sustrich</u> (Print) Grantee
<u>William A. Sustrich</u> (Signature)	<u>Weston Mann</u> (Signature)
<u>William A. Sustrich</u> (Print) Grantor	<u>Weston Mann</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 Deborah L. Sustrich  
William A. Sustrich & Weston Mann  
this 1 day of February 2024  
Witness my hand and official seal.

James M. Volk  
Notary Public  
My Commission Expires: April 9, 2028

