

**AFFIDAVIT CONCERNING SALE
OR TRANSFER OF REAL PROPERTY**

The undersigned seller or transferor of real estate hereby swears upon their oath that the following facts are true and correct:

1. This Affidavit concerns the sale or transfer of an interest in real property, which is recorded in Photo Book _____ at Page _____ in the Office of the Crook County Clerk.

2. This subdivision or sale of land is exempt from the State Subdivision Laws and County Subdivision Regulations, as it meets one or more of the following exemptions (check all lines that apply):

_____ The division of land was made outside of a platted subdivision for the purpose of a single gift or sale to a member of the landowner's immediate family, subject to the following requirements:

- A. A member of the immediate family is limited to any person who is a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent or parent of the landowner; **and**
- B. The purpose of the division is to provide for the housing, business or agricultural needs of the grantee; **and**
- C. The land shall have been titled in the name of the grantor, or in the name of a trust controlled by the grantor, for a combined period of not less than five (5) years prior to the division and parcels created under this paragraph shall be titled in the name of the immediate family member for whom the division is made for a period of not less than one (1) year unless such parcels are subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy; **and**
- D. No parcel smaller than five (5) acres created under this exemption shall be further divided unless the owner obtains a proper subdivision permit pursuant to W.S. 18-5-304; **and**
- E. Where the landowner is a business entity and eighty percent (80%) of the ownership interest or shares in the business entity are held by, or in the name of a trust controlled by, individuals related by blood or marriage, the sale or gift may be made subject to the provisions of this section to an immediate family member of any shareholder who has owned at least five percent (5%) of the outstanding shares for at least five (5) years continuously before the date of the sale or gift.

_____ The division of land was created by any court of this state pursuant to the law of eminent domain, by operation of law or by order of any court in the state.

_____ The division of land was created by a lien, mortgage, deed of trust or any other security instrument, easements and rights-of-way.

_____ The division of land concerns lands located within incorporated cities or towns.

_____ The division of land was created by the sale or other disposition of land to the state of Wyoming or any political subdivision thereof.

_____ The division of land affects railroad rights-of-way.

_____ The division of land was a sale or other disposition of land for agricultural purposes or affects the alignment of property lines for agricultural purposes.

_____ The division of land was created by boundary line adjustments where the parcel subject of the sale or other disposition is adjacent to and merged with other land owned by the grantee.

_____ The division of land creates cemetery lots.

_____ The division of land was created by the acquisition of an interest in land in the name of the husband and wife or other persons in joint tenancy or as tenants in common, and the interest shall be deemed for purposes of this subsection as only one (1) interest.

_____ The division of land creates a parcel five (5) acres or less for the purpose of establishing unmanned communication facilities, compressor stations, metering stations, fiber optic booster stations or similar unmanned facilities.

_____ The division of land creates a cluster development pursuant to and in accordance with W.S. 18-5-401 et seq.

_____ The sale or disposition of separate parcels of land that were separate when lawfully created or conveyed and which have not been combined by a recorded instrument of conveyance signed by all of the owners.

_____ The division of land was created where the parcel involved was thirty five (35) acres or larger and met the following requirements:

- A. Ingress and egress and utility easements are provided to the parcel by binding and recordable easements of not less than forty feet (40') in width to a public road; **or**
- B. The Buyer, Grantee, or Transferee, in a binding and recordable document, specifically waives the above.

_____ This transfer of ownership is not a further division of land; merely the transfer of land that was previously divided before July 1, 2001 and the ownership was previously recorded in Photo Book _____ at Page _____ in the Office of the Crook County Clerk.

_____ The division of land is a division of no more than five (5) lots, parcels, tracts or other units of land and the lot or lots to be created are not less than five (5) acres nor more than thirty five (35) acres. This division is governed by the Crook County Residential Minor Subdivision Rules and Regulations, and I have complied with the appropriate rules.

