

**EXEMPTION AFFIDAVIT CONCERNING SALE
OR TRANSFER OF 35 to 140 ACRES**

The undersigned Seller(s) or Grantor(s) of real estate hereby swears upon their oath below that the following facts are true and correct:

1. This Affidavit concerns the sale or transfer of ownership in real property, which is recorded in Photo Book _____, Page _____ in the Office of the Crook County Clerk. Which creates a division of land between 35 and 140 acres and is exempt from the Wyoming Statutes and the Crook County Large Acreage Subdivision Regulation, as it meets one or more of the following exemptions in accordance with W.S. 18-5-316 (**ALL OWNERS SHALL INITIAL all lines that apply**):

_____ This division of land is one (1) of ten (10) divisions of land between 35 and 140 acres from a lawfully recorded parcel of land recorded in Photo Book _____, Page _____, on or before July 1, 2008, provided that each new or remaining parcel is not less than thirty-five (35) acres.

- a. This division of land is # ____ of the ten (10) divisions of land. Each division of land between 35 and 140 acres recorded on or after July 1, 2008, shall count as one of the ten (10) exemptions allowed by law.
- b. Each exempt division of land shall comply with paragraphs (i) through (iii) of W.S. 18-5-316
- c. Parcels created pursuant to this exemption may be created at any time and may be created over a period of years through separate transactions. In no case, however, shall this exemption be used to create more than ten (10) parcels of land from each original parcel, and each parcel created after July 1, 2008, shall be subject to Wyoming State Statutes 18-5-316 and 18-5-317.

_____ This division of land is a boundary adjustment between or among parcels of land recorded in Photo Book _____, Page _____, and another parcel of land recorded in Photo Book _____, Page _____.

_____ This division of land is over 140 acres in size.

_____ This division of land was on or before July 1, 2008, developed and promoted as part of a large acre subdivision as evidenced by dated plat maps, sales brochures, or other evidence acceptable to the board. **IF THIS EXEMPTION IS CLAIMED it will require approval by the County Commissioners.**

_____ This division of land was on or before the effective date of the adoption of this regulation developed and promoted for sale as part of a large acreage subdivision as evidenced by dated plat maps, sales brochures or is in substantial conformance with the intent of these rules and other evidence acceptable to the board. **IF THIS EXEMPTION IS CLAIMED it will require approval by the County Commissioners.**

_____ This transfer of ownership is not a further division of land; merely the transfer of land that was previously divided on or before July 1, 2008, and the ownership was previously recorded in Photo Book _____, Page _____ in the Office of the Crook County Clerk.

2. The parcel meets the following requirements required by W.S. 18-5-303 (b):
 - A. The parcel has 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 requirement set forth in A.
 - C. If said documents are recorded, they are recorded in Photo Book _____, Page _____ in the Office of the Crook County Clerk.
3. The undersigned has read and understands that if the division of land does not meet one or more of the above exemptions, they are required to apply for a subdivision permit from Crook County in accordance with the Crook County Large Acreage Subdivision Regulation, the Crook County Major Subdivision Regulation, the Crook County Minor Subdivision Regulation or the Crook County One Split Regulation **BEFORE** the land is subdivided, advertised for sale, or commence the physical layout or construction of the subdivision.

_____ This Affidavit concerns the sale or transfer of ownership in real property, which is recorded in Photo Book _____, Page _____ in the Office of the Crook County Clerk **before the Planning Department approved or granted the exemption.**

4. The undersigned has read and understands that Wyoming Statute 18-5-314 states:

“Any person who willfully violates any provision of this article or any rule or order issued under this article shall, upon conviction, be fined not more than five hundred dollars (\$500.00) or imprisoned in a county jail for not more than thirty (30) days or both. Each day of violation constitutes a new offense.”

DATED on the undersigned notarized date.

UNDER PENALTY OF WYOMING STATUTE 6-5-303, FALSE SWEARING, I SIGN THIS AFFIDAVIT.

Signature of Grantor: _____

Title (if any): _____

Signature of Grantor: _____

Title (if any): _____

State of _____)
:SS.
County of _____)

This instrument was signed and sworn to before me on _____
Date
by _____
Legal Name(s) of Person(s) and their Title such as Trustee, President, partner, member

Signature of Notarial Officer

(Seal)

***** This section is to be completed by County Planning Department *****

This affidavit concerning the sale or transfer of 35 to 140 acreages set forth above:

_____ Is exempt as the # _____ of ten (10) exemptions allowed by law.

_____ Is exempt as allowed by law.

_____ Is not exempt and cannot be recorded until submitted to and approved by the Board of County Commissioners.

_____ Is not exempt, cannot be recorded, and a Large Acreage Subdivision Application must be submitted and approved by the Board of County Commissioners.

_____ Has created a remanent large acreage parcel(s) # _____.

County Planning Staff

State of Wyoming)
:SS.
County of Crook)

This instrument was signed and sworn to before me on _____
Date
by _____
Legal Name(s) of Person(s) and their Title such as Trustee, President, partner, member

Signature of Notarial Officer

(Seal)

INSTRUCTIONS:

If **Approved**, the Grantor may record the completed Affidavit and Recordable Instrument transferring ownership.

If **Denied**, the Grantor may have to apply for a Large Acreage Subdivision permit.

If **County Commissioner Approval is required**, it will be set for the next regularly scheduled meeting.