

## CORRECTIVE TRANSFER ON DEATH DEED

WHEREAS, on November 10, 2021, a Transfer on Death Deed conveying certain real estate was executed by STEPHEN L. SIMONTON, Deceased, as Grantor, which was recorded on November 15, 2021, as Document No. 2021-7935, in the records of the County Clerk of Park County, Wyoming (the "Original Deed"); and


WHEREAS, the Original Deed intended to convey two (2) adjacent parcels of real estate to the Grantee Beneficiary named therein, but the Original Deed mistakenly only contained the legal description for one (1) of said two (2) parcels of real estate; and

WHEREAS, the undersigned wishes to correct the Original Deed to accurately reflect the intended conveyance of said two (2) parcels of real estate.

NOW, THEREFORE, in consideration of correction of the previously recorded Original Deed and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, STEPHEN L. SIMONTON, Grantor, of the County of Park, State of Wyoming, hereby conveys to MICHAEL J. SIMONTON, Grantee Beneficiary, effective on his death, the two (2) parcels of real property described on the attached Exhibit "1" and Exhibit "2", respectively.

If the Grantee Beneficiary predeceases the Grantor, the conveyance to the Grantee Beneficiary must become void.

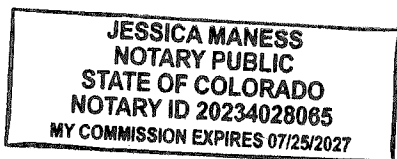
WITNESS my hand this 25 day of August, 2023.

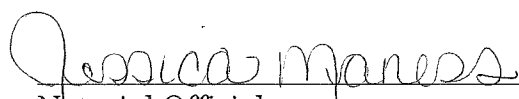
  
MICHAEL J. SIMONTON, as the  
Personal Representative of  
STEPHEN L. SIMONTON, Deceased

STATE OF Colorado )  
COUNTY OF San Miguel ) SS.

The foregoing instrument was acknowledged before me by MICHAEL J. SIMONTON, as the Personal Representative of STEPHEN L. SIMONTON, Deceased, on this 25 day of August, 2023.

Witness my hand and official seal.



  
Notarial Official



## EXHIBIT "1"

All that portion of Lot 50 of Tract 55, Section 6, Resurvey, Township 50 North, Range 104 West, 6th P.M., Park County, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, lying west and north of South Fork of the Shoshone River; said portion being more particularly described as follows:

COMMENCING at the SE corner of said Section 6 at an existing G.L. 0. Stone; thence N. 89°58'23" W. for a distance of 1324.08 feet to the POINT OF BEGINNING. Said point being an aluminum cap at the E1/16 corner between said Section 6 and Section 7; said corner also being the southwest corner of said parcel; thence N. 00°02'43" E. for a distance of 1323.73 feet to an aluminum cap at the SE 1/16 corner of said Section 6; said corner being the northwest corner of said parcel; thence S. 89°53'10" E. for a distance of 1064.54 feet to the northeast corner of said parcel; said corner being on the thread of the South Fork of the Shoshone River; thence southwesterly on and along the thread of the Shoshone River as follows; S. 46°20'05" W., 57.26 feet; S. 02°39'47" E., 345.37 feet; S. 15°43'27" W., 368.82 feet; S. 53°12'29" W., 157.65 feet; S. 23°58'53" W., 232.53 feet; S. 47°39'48" W., 159.71 feet; S. 38°41'40" W., 155.74 feet; thence S. 25°11'28" W. for a distance of 51.17 feet to the southeast corner of said parcel; thence N. 89°58'23" W. leaving the centerline of said river for a distance of 75.00 feet to an aluminum cap witness corner; thence prolonging N. 89°58'23" W. for a distance of 407.31 feet to the POINT OF BEGINNING.

Also shown on Record of Survey on file in the office of the Park County Clerk at Book "D" of plats at page 237.

TOGETHER WITH access easement from Park County Road No. 46 westerly along the existing road to the bridge crossing the South Fork of the Shoshone River as described in that certain easement granted March 22, 2004, and recorded in the office of the Park County Clerk and Recorder, State of Wyoming, as Document #2004-3332;

FURTHER TOGETHER WITH all improvements, appurtenances, water rights thereunto belonging, if any; a right of way easement, 60 feet in width, along the existing road crossing a portion of Lot 37 from the point where the bridge crosses the South Fork of the Shoshone River westerly along said existing road to the point where said existing road intersects the east boundary of Lot 32, Tract 55, and further from said point where said existing road intersects with the east boundary of said Lot 32, along the existing road across said Lots 32 and 33. Said easement is for ingress and egress to Lot 50 of Tract 55, Township 50 North, Range 104 West, 6th P.M., Park County, Wyoming.



## EXHIBIT "2"

T. 50 N., R. 104 W., 6th P.M., Park County, Wyoming

A parcel of land located within Tract 55, Resurvey, containing Lots 5 and 9 and the southern portion of Lot 49, and being more particularly described as follows:

Beginning at a stone monument located at comer #3 of Tract 55; thence N.00°37'53"E. along the west line of Tract 55 for a distance of 551.51 feet to an aluminum cap set at the northwest comer of the parcel; thence N.59°59'19"E. for a distance of 375.94 feet to an aluminum cap; thence N.70°04'47"E. for a distance of 197.99 feet to an aluminum cap set on the west line of Lot 50 ; thence S.00°30'55"W. along the west line for a distance of 643.63 feet to an aluminum cap located at the northwest corner of Lot 5, Tract 55; thence S.89°30'10"E. along the north line of Lot 5 for a distance of 482.29 feet more or less to the centerline of the Southfork of the Shoshone River; thence S.20°37'01"W. along the centerline for a distance of 178.71 feet more or less to the south line of Tract 55; thence N.89°30'03"W. along the south line for a distance of 931.35 feet more or less to the POINT OF BEGINNING.

Basis of Bearings = S.00°37' 53"W. along the west line of Tract 55.

TOGETHER WITH all improvements, appurtenances and water rights thereunto belonging, if any.

