

INSTRUCTIONS --- PLEASE READ CAREFULLY BEFORE COMPLETING FORM

PURSUANT TO WYO. STAT. ANN. §§ 34-1-142 THROUGH 34-1-144, NO INSTRUMENT [UNLESS EXEMPT] MAY BE RECORDED BY THE COUNTY CLERK UNLESS ACCOMPANIED BY A FULLY COMPLETED AND SWORN STATEMENT OF CONSIDERATION. It is the responsibility of the **BUYER** (or the **BUYER'S AGENT**) to fully complete [please print or type] this Statement of Consideration and, if necessary, retain a copy of the completed form for their records.

PART A - Enter the names of the Seller and Buyer, their phone numbers, the seller's current address (if known), the buyer's mailing address, and the legal description and property address (not a post office box) in the space provided. **If more room is necessary, please attach one copy of the deed or legal description.** If an agent or responsible party other than the Buyer or Seller was involved in the sale or filling out the form, enter the agent's name, phone number and mailing address.

PART B - For items 1 through 5, place a check in the **one** box which best describes the type of property being transferred. If item 2 is checked, please check one of the additional boxes listed. An improvement under item 5 is defined as a change in the physical characteristics of land such as landscaping, corrals, or fencing. Please check **ALL** of the appropriate boxes under item 6 as well.

PART C - If one of the following exemptions applies, submission of a Statement is **NOT** required by law. **HOWEVER**, submission of a Statement completed through Part C, with signature under Part E, may avoid the necessity of the County Assessor contacting Buyer (or Buyer's Agent) to confirm applicability of an exemption. If you choose to provide a Statement, please mark **YES** and circle the appropriate number to indicate which exemption applies. If no exemption applies, please complete Part D and Part E.

EXEMPTIONS - The following are exempt from the requirements of Wyo. Stat. Ann. § 34-1-142(a):

1. Any instrument which confirms, corrects, modifies or supplements a previously recorded instrument without added consideration.
2. A transfer pursuant to mergers, consolidations or reorganizations of business entities.
3. A transfer by a subsidiary corporation to its parent corporation without actual consideration, or in sole consideration of the cancellation, or surrender of a subsidiary stock.
4. A transfer which constitutes a gift of more than one-half (½) of the actual value.
5. A transfer between husband and wife or parent and child with only nominal consideration therefore.
6. An instrument the effect of which is to transfer property to the same party.
7. A sale for delinquent taxes or assessments or a sale or a transfer pursuant to foreclosure.
8. Transfers of mineral interests with no surface estate.
9. Transfers to establish a chain of title, and are related to the most recent deed associated with performance of a contract. The prior, related deeds are exempt upon the filing of the most current deed accompanied by a statement of consideration.
10. Transfers pursuant to a court decree of distribution from an estate. A statement of consideration is required when the sale of real property is a part of estate administration.
11. Transfers pursuant to a court order or decree in divorce proceedings.
12. Transfers of cemetery lots.
13. Transfers by certificate of purchase or sheriff's deed.

PART D

1. Please answer the questions on lines 1 through 3.
2. For items 4a through 4h, please check the **one** box which best describes the terms of this real estate sale. If box "4h" applies, please explain on an additional sheet, if necessary, and attach.
3. Please indicate the date the property was first offered for sale on line 5.
4. The following instructions refer to lines 6 and 7.
 - a. Enter the **DOWN PAYMENT** for the assumption or loan.
 - b. Enter the **INTEREST RATE** for the assumption or loan.
 - c. Enter the remaining **TERM OF LOAN** for the assumption or loan.
 - d. Enter the **POINTS PAID BY SELLER**. If no points have been paid, enter "0."

PART E

Part E requires the signature of the person completing the form who affirms that the information contained is true and correct to the best of their knowledge. It is a misdemeanor for a person to willfully falsify or publicly disclose any information on this statement of consideration. Upon conviction, an offender is subject to a fine of not more than seven hundred fifty dollars (\$750.00), imprisonment for not more than six (6) months, or both. Wyo. Stat. Ann. § 34-1-144.

STATEMENT OF CONSIDERATION (CONFIDENTIAL)

County, Wyoming
PART A (County Clerk: *Please Review for Complete Information*)

Name of SELLER: _____

Seller's Phone No.: (____) _____ - _____

Seller's New Address (if known):

Street or Box No. _____

City _____

State _____ ZIP _____

Name of BUYER: _____

Buyer's Phone No.: (____) _____ - _____ Ext. _____

Buyer's Mailing Address:

Street or Box No. _____

City _____

State _____ ZIP _____

Legal Description: [Attached legal description if too lengthy]

Subdivision/Addition _____

Block _____, Lot _____ OR

Township _____, Range _____, Section(s) _____

Physical address (not a P.O. Box) of property transferred:

☐ Same as BUYER above or:

Street or Road _____

City _____

State _____ ZIP _____

Agent or reporting party (NA if not applicable):

Name: _____

Street or Box No.: _____

City _____

State _____ ZIP _____

Agent's Phone No.:

(____) _____ - _____

Name of Title Company: _____

Name of Realtor: _____

PART B - TYPE OF PROPERTY TRANSFERRED

1. ☐ Land Only.

2. ☐ Land and Buildings: ☐ Residential; ☐ Commercial;

☐ Outbuildings; ☐ Industrial.

3. ☐ Building Only.

4. ☐ Land and Mobile Home.

5. ☐ Land and Improvements other than structures - (landscaping, fences, corrals, etc)

6. Present on property: a. ☐ Well; b. ☐ Septic;

c. ☐ City Water/Sewer; d. ☐ Electric e. ☐ Natural Gas;

f. ☐ Telephone; g. ☐ Cistern Available; h. ☐ None of the above.

PART E - I swear or affirm under penalty of Wyo. Stat. Ann. § 34-1-144, this form is, to the best of my knowledge and belief, true and correct.

Date: _____ Signature (Buyer or Buyer's Agent) _____

FOR USE BY COUNTY CLERK ONLY

Reception No. _____

Recorded : Book _____ Page _____

Date ____/____/____ Time: ____:____

Type of Instrument: _____

Clerk's Signature _____

FOR USE BY COUNTY ASSESSOR ONLY

GEOPIN/ACCOUNT # _____

GEOPIN/ACCOUNT # _____

GEOPIN/ACCOUNT # _____

GEOPIN/ACCOUNT # _____

VALIDATION/INVALIDATION CODE (circle one):

0 1 2 3 4 5 6 7 8 9 E

Verified with: 1-Buyer 2-Seller 3-Agent 4-SOC

PART C - Claim exemption? [See Instructions] Yes No

If YES, circle exemption number and go on to Part E.

1 2 3 4 5 6 7 8 9 10 11 12 13

If NO, complete entire form.

Omit Part D if Exemption Claimed

PART D - Terms of Sale

1. Date sale price agreed _____

2. Total amount paid or to be paid for the property

\$ _____

3. Does the sale include property other than land or buildings? ☐ Yes ☐ No

If YES give a brief description and how much you paid for this other property _____

4. Financing

a. ☐ Cash

c. ☐ Contract for deed

b. ☐ Conventional

f. ☐ Assumption

c. ☐ FHA or VA

g. ☐ Balloon

d. ☐ WCDA

h. ☐ Other (Explain) _____

5. Date offered for sale _____

6. Down Payment \$ _____

Interest Rate _____ %

Terms of Loan _____ years

Points Paid by Seller _____ %

7. Assumptions or Loan Amount \$ _____