

**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 this Statement of Consideration. The County Clerk will return to the Buyer (or Buyer's Agent) the third copy of this form. Three copies of a computer rendition of the statement must be presented to the clerk.

**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 two copies 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 1 is checked, also check all boxes **a** thru **h** that apply. If item 5 is checked an Improvement is defined as a change in the physical characteristic of land such as landscaping or fencing or outbuildings such as barns.

**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 (1/2) 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. Date of sale is the date on which the sale is agreed.
2. For items 4a through 4h, place a check in the **one** box which best describes the terms of this real estate sale. If box "4h" applies, explain on an additional sheet and attach.
3. List the number of days the property was on the market 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 his/her 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.**

**FOR USE BY COUNTY CLERK ONLY**

Instrument 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

**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 of property transferred:

(If lengthy, attach two copies of the deed or legal description)

\_\_\_\_\_

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

Same as BUYER above or:

Street \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ ZIP \_\_\_\_\_

Name of agent or reporting party (NA if not applicable):

Name: \_\_\_\_\_

Street or Box No.: \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ ZIP \_\_\_\_\_

Agent's Phone No.:

(\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Name of Title Company: \_\_\_\_\_

**PART B - TYPE OF PROPERTY BEING TRANSFERRED**

- 1.  Land Only
- 2.  Land and Buildings
  - a.  Well Present
  - b.  Septic Present
  - c.  City Water/Sewer
  - d.  Electric Present
  - e.  Natural Gas Present
  - f.  Telephone Present
  - g.  Cistern Available
  - h.  None of a - g present
- 3.  Building Only
- 4.  Land and Mobile Home
- 5.  Land and Improvements

**PART C - Claim exemption? 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 of sale \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
- 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 property \_\_\_\_\_

**4. Financing**

- a. Cash
- b. Conventional
- c. FHA or VA
- d. WCDA
- e. Contract for deed
- f. Assumption
- g. Balloon
- h. Other (Explain)

5. Number of days on market \_\_\_\_\_

6. Down Payment \$ \_\_\_\_\_

Interest Rate \_\_\_\_\_ %

Terms of Loan \_\_\_\_\_ years

Points Paid by Seller \_\_\_\_\_ %

7. Assumptions or Loan Amount \$ \_\_\_\_\_

**PART E** Under penalty of W. S. 34-1-144, by signing this form I swear or affirm it is, to the best of my knowledge and belief, true and correct. See Part E of instructions for potential penalty.

Date: \_\_\_\_\_

Signature (Buyer/Agent)