



MLS



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Riverton, WY 82501
(307) 856-HOME (4663)
Toll Free: 1-866-891-9375
(307) 856-4135 Fax



CONFIDENTIAL FAX COVER SHEET

DATE:		# OF PAGES	
TO:		FAX #	
FROM:	George D Piplica	RE:	

COMMENTS:

Thank you for retrieving information for
510 S Federal Blvd

Earnest Money checks should be made out to
Wyoming Title Service

I look forward to working with you.

GEORGE D PIPLICA, BROKER/OWNER
SPENCER PIPLICA, SALES ASSOCIATE
CATHY HERRON, SALES ASSOCIATE
NATASHA HATFIELD PECK, SALES ASSOCIATE
MELODY HIGGINS, SALES ASSOCIATE

DOUG STANDBURY, SALES ASSOCIATE
TIFFANY DORNBLASER, ASSOCIATE BROKER
DAVID KELLNER, ASSOCIATE BROKER

KATIE WILKINSON, OFFICE STAFF

*If you choose not to receive fax messages from Home Source Realty or this was received in error, simply indicate your request in the comment section and fax back to 307-856-4135, and you will be taken off the list as quickly as possible.

WARRANTY DEED

RIVERTON STATE BANK, a Wyoming Corporation

grantee of FREMONT County, and State of Wyoming for and in consideration of Ten Dollars and other Good and Valuable Consideration DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO H. A. Smith Co., Inc. a Wyoming Corporation

grantee of FREMONT County and State of Wyoming the following described real estate, situate in Fremont County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State to-wit:

Lots 1, 2, 3, 4 and 5, Block 43, Original Town of Riverton, Fremont County, Wyoming.

Fremont County Wyo. No. 1113693 Recorded

NOV 22 1909 Book 36 Page 349 8:45 o'clock Alma Nicol County Clerk

WITNESS OUR hand this 15th day of June, 1909

Riverton State Bank BY Kent C. Shurtliff, Sr. President

State of Wyoming County Fremont

The foregoing instrument was acknowledged before me this 15th day of June, 1909

Witness my hand and official seal.



Handwritten Signature

Notary Public Title of Officers

My Commission Expires: 3/21/91



Home Source Realty, Inc.
Office 307-856-4663
Fax 307-856-4135

IMPORTANT NOTICE

Home Source Realty, Inc

(Name of Brokerage Company)

REAL ESTATE BROKERAGE DISCLOSURE

Any reference to "Broker" throughout this Disclosure and any associated real estate form shall mean "Responsible Broker, Associate Broker or Salesperson" as defined in Wyoming Statute 33-28-102.

When you select a Real Estate Brokerage Firm, Responsible Broker, Associate Broker, or Salesperson (all referred to as "Broker") to assist you in a real estate transaction, the Broker may do so in one of several capacities. In accordance with Wyoming's Brokerage Relationships Act, this notice discloses the types of working relationships that are available to you.

Seller's Agent. (Requires written agreement with Seller)

If a Seller signs a written listing agreement with a Broker and engages the Broker as a Seller's Agent, the Broker represents the Seller. On properties listed with other Brokerage Firms, the Broker may work as an agent for the Seller if the Seller agrees to have the Broker work as a subagent. As an agent or subagent for the Seller, the Broker represents the Seller and owes the Seller a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. Wyo. Stat. §33-28-303(a). The Seller may be vicariously liable for the acts of the Seller's Agent or Seller's Subagent that are approved, directed or ratified by the Seller.

Customer.

A Customer is a party to a real estate transaction who has established no Intermediary or agency relationship with any Broker in that transaction. A Broker may work either as an agent for the Seller treating Buyer as a Customer or as an agent for Buyer treating Seller as a Customer. When a Buyer or Seller is represented by another Broker, a Broker may work with the other Buyer or Seller as a Customer, having no agency or Intermediary relationship with either party. A Broker working with a Customer shall owe no duty of confidentiality to a Customer. Any information shared with the Broker may be shared with the other party to the transaction at Customer's risk. The Customer should not tell the broker any information which the Customer does not want shared with the other party. The Broker must treat the Customer honestly and with fairness disclosing all material matters actually known by the Broker. The Broker owes the Customer the obligations enumerated below for Intermediaries which are marked with an asterisk. W.S. 33-28-310(a).

Buyer's Agent. (Requires written agreement with Buyer)

If a Buyer signs a written Buyer's Agent Agreement with a Broker, the Broker will act as an agent for the Buyer. If so, the Broker represents the Buyer and owes the Buyer a duty of utmost good faith, loyalty, and fidelity in addition to the **obligations** enumerated below for Intermediaries. The Buyer may be vicariously liable for the acts of the Buyer's Agent that are approved, directed and ratified by the Buyer. As a Buyer's Agent, Wyoming law requires the Broker to disclose to potential Sellers all adverse material facts, which may include material facts regarding the Buyer's financial ability to perform the terms of the transaction. Wyo. Stat. §33-28-304(c). As a Buyer's Agent, Broker has duties to disclose to the Buyer certain information; therefore, the Seller should not tell Broker any information which the Seller does not want shared with the Buyer.

Intermediary. (Requires written agreement with Seller and/or Buyer)

The Intermediary relationship is a non-agency relationship which may be established between a Broker and a Seller and/or a Broker and a Buyer. A Seller may choose to engage a Broker as an Intermediary when listing a property. A Buyer may also choose to engage a Broker as an Intermediary. An Intermediary shall not act as an agent or advocate for any party and shall be limited to providing those services set forth below. Wyo. Stat. §33-28-305.

As an Intermediary (Non-Agent), Broker will not represent you or act as your agent. The parties to a transaction are not legally responsible for the actions of an Intermediary and an Intermediary does not owe the parties the duties of an agent, including the fiduciary duties of loyalty and fidelity. Broker will have the following **obligations** to you:

- perform the terms of any written agreement made by the Intermediary with any party or parties to the transaction;
- exercise reasonable skill and care; *

- advise the parties to obtain expert advice as to material matters about which the Intermediary knows but the specifics of which are beyond the expertise of the Intermediary; *
- present all offers and counter offers in a timely manner; *
- account promptly for all money and property Broker received; *
- keep you fully informed regarding the transaction;*
- obtain the written consent of the parties before assisting the Buyer and Seller in the same real estate transaction as an Intermediary to both parties to the transaction;
- assist in complying with the terms and conditions of any contract and with the closing of the transaction; *
- disclose to the parties any interests the Intermediary may have which are adverse to the interest of either party;
- disclose to prospective Buyers, known adverse material facts about the property; *
- disclose to prospective Sellers, any known adverse material facts, including adverse material facts pertaining to the Buyer's financial ability to perform the terms of the transaction; *
- disclose to the parties that an Intermediary owes no fiduciary duty either to Buyer or Seller, is not allowed to negotiate on behalf of the Buyer or Seller and may be prohibited from disclosing information about the other party, which if known, could materially affect negotiations in the real estate transaction.
- disclose Buyer's intent to occupy property as primary residency.

As Intermediary, Broker will disclose all information to each party, but will not disclose the following information without your informed consent:

- that you may be willing to agree to a price different than the one offered;
- the motivating factors for buying or selling the property;
- that you will agree to financing terms other than those offered; or
- any material information about you, unless disclosure is required by law or if lack of disclosure would constitute dishonest dealing or fraud.

Change From Agent to Intermediary In-House Transaction

If a Buyer who has signed a Buyer Agency Agreement with Broker wants to look at or submit an offer on property Broker has listed as an agent for the Seller, the Seller and the Buyer may consent in writing to allow Broker to change to an Intermediary (non-agency) relationship with both the Buyer and the Seller. Wyo. Stat. §33-28-307.

An established relationship cannot be modified without the written consent of the Buyer or the Seller. The Buyer or Seller may, but are not required to, negotiate different commission fees as a condition to consenting to a change in relationship.

Designated Agent. (requires written designation by the brokerage firm and acknowledgement by the Buyer or Seller)

A designated agent means a Licensee who is designated by a responsible broker to serve as an agent or Intermediary for a Seller or Buyer in a real estate transaction. Wyo. Stat. §33-283-301(a)(x).

In order to facilitate a real estate transaction a Brokerage Firm may designate a licensee as your agent or Intermediary. The Designated Agent will have the same duties to the Buyer and Seller as a Buyer's or Seller's Agent or Intermediary. The Broker or an appointed "transaction manager" will supervise the transaction and will not disclose to either party confidential information about the Buyer or Seller. The designation of agency may occur at the time the Buyer or Seller enters into an agency agreement with the Brokerage Firm or the designation of agency may occur later if an "in house" real estate transaction occurs. At the time, the Broker or "transaction manager" will immediately disclose to the Buyer and Seller that designated agency will occur.

Duties Owed by An Agent But Not Owed By An Intermediary.

WHEN ACTING AS THE AGENT FOR ONE PARTY (EITHER BUYER OR SELLER), BROKER HAS FIDUCIARY DUTIES OF UTMOST GOOD FAITH, LOYALTY, AND FIDUCIARY TO THAT ONE PARTY. A BROKER ENGAGED AS AN INTERMEDIARY DOES NOT REPRESENT THE BUYER OR THE SELLER AND

WILL NOT OWE EITHER PARTY THOSE FIDUCIARY DUTIES. HOWEVER, THE INTERMEDIARY MUST EXERCISE REASONABLE SKILL AND CARE AND MUST COMPLY WITH WYOMING LAW. AN INTERMEDIARY IS NOT AN AGENT OR ADVOCATE FOR EITHER PARTY. SELLER AND BUYER SHALL NOT BE LIABLE FOR ACTS OF AN INTERMEDIARY. SO LONG AS THE INTERMEDIARY COMPLIES WITH THE REQUIREMENTS OF WYOMING'S BROKERAGE RELATIONSHIPS ACT. WYO. STAT. § 33-28-306(a)(iii).

THIS WRITTEN DISCLOSURE AND ACKNOWLEDGEMENT, BY ITSELF, SHALL NOT CONSTITUTE A CONTRACT OR AGREEMENT WITH THE BROKER OR HIS/HER FIRM. UNTIL THE BUYER OR SELLER EXECUTES THIS DISCLOSURE AND ACKNOWLEDGEMENT, NO REPRESENTATION AGREEMENT SHALL BE EXECUTED OR VALID. WYO. STAT. §33-28-306(b).

NO MATTER WHICH RELATIONSHIP IS ESTABLISHED, A REAL ESTATE BROKER IS NOT ALLOWED TO GIVE LEGAL ADVICE. IF YOU HAVE QUESTIONS ABOUT THIS NOTICE OR ANY DOCUMENT IN A REAL ESTATE TRANSACTION, CONSULT LEGAL COUNSEL AND OTHER COUNSEL BEFORE SIGNING.

NONDISCRIMINATION. The parties agree not to discriminate unlawfully against any prospective Buyer because of the race, color, sex, sexual orientation, gender identity, national origin, familial status, physical or mental disability, or religion of such person.

The amount or rate of a real estate commission for any brokerage relationship is not fixed by law. It is set by each Broker individually and may be negotiable between the Buyer or Seller and the Broker.

On February 12, 2025 (date), I provided Seller with a copy of this Real Estate Brokerage Disclosure and have kept a copy for my records.

Brokerage Firm Home Source Realty, Inc

By Licensee for Brokerage Firm *Sense Rupter*

I/We have been given a copy and have read this Real Estate Brokerage Disclosure on (date) 2/14/2025 10:59 AM (time) _____ and hereby acknowledge receipt and understanding of this Disclosure.

Seller's Signature Sandra Smith
H. A. Smith Co., Inc. a Wyoming Corporation

Seller's Signature William Smith

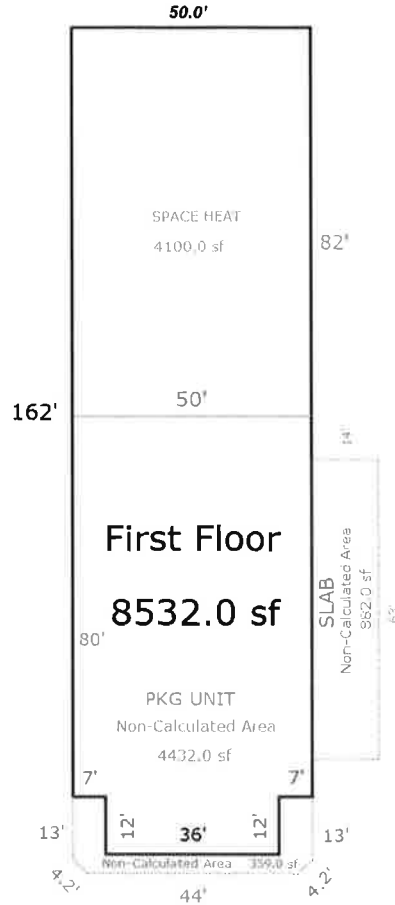
Seller's Signature _____

Seller's Signature _____

This Real Estate Brokerage Disclosure was presented to Buyer and Buyer refused to sign above.

Broker/Licensee _____ Date _____

Seller's Name _____



Sketch by Apex Sketch

Detail of R0021364

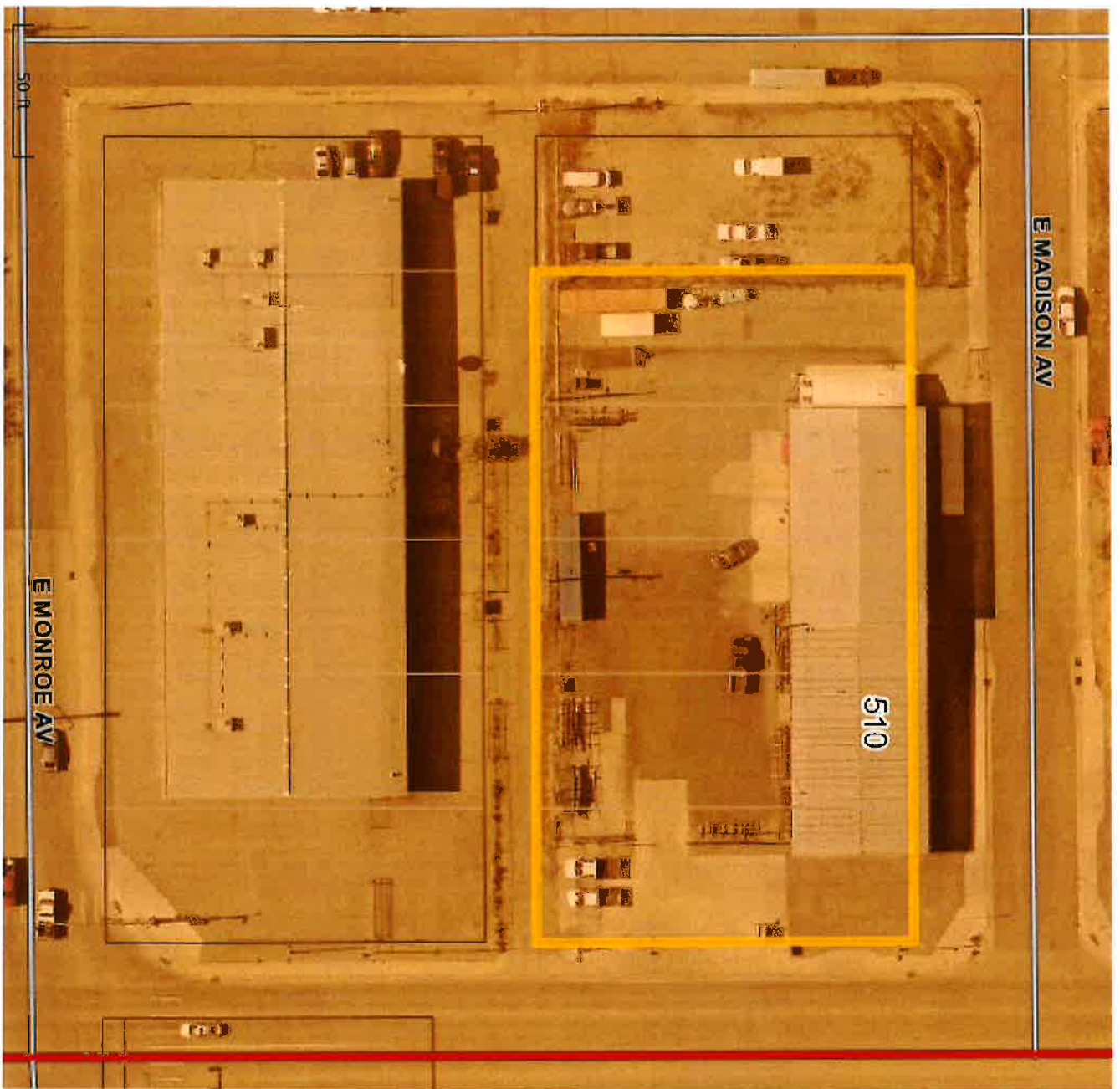
Parcel

PIDN: 91143414500100
Tax ID: 000000000020901 Property Taxes
Tax District: 2550
Property Owner(s): SMITH H A CO INC
Mailing Address: P O BOX 729 WORLAND, WY 82401
Street Address: 510 S FEDERAL BLVD
Location: ORIGINAL TOWN OF RIVERTON BLOCK 43 LOTS 1-5 WD 365-349
2024 Actual Value: \$ 540,962 (\$ 62,225 Land + \$ 478,737 Improvements)
2024 Assessed Value: \$ 51,391

Land

Acres	Square Feet	Class
0.80	34,848	Commercial
0.80	34,848	Total

Commercial 1	Stories	Sq Ft	Exterior	Roof Cover	Bedrooms	Year Built*	Sketch(s)	Photo(s)
Discount Store	1.0	8532	Metal		0	1983	1	1



Layers Info

Labels:

- Lot and Block Numbers
- House Numbers

Foreground Layers:

- Roads, Streets, Highways
- U.S. Highway
- State Highway
- County (Maintained)
- County (Unmaintained)
- Municipal Streets / Public Roads
- Private Roads
- Other Roads
- Ownership
- Mileposts
- Rivers, Creeks, Lakes
- FEMA Flood Hazard Zones (9/16/2011)
- Public Land Survey

Administrative Layers:

- Incorporated Towns
- Subdivisions
- Surface Status
- BLM
- Bureau of Reclamation
- Wind River Reservation
- Forest Service
- Wilderness Areas
- State of Wyoming
- Tax Districts

Water Overlays