



2020-760139 7/17/2020 4:55 PM PAGE: 1 OF 1
FEES: \$12.00 SM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Jane A. Lindstrom, a single person, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, conveys and warrants to Richard J. Mack, a married person dealing in his sole and separate property, GRANTEE whose address is 240 W. Kooi St
Sheridan WY, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

Lot 7, Block 15, and that part of Block 16 described as follows: Commencing at a point on the North line of said Block 16, 300 feet westerly from the Northeast corner of said Block, thence Southeasterly parallel to the Easterly line of said Block 380 feet, thence Westerly parallel to the North line of said Block 920 feet, more or less, to a point on the Westerly line of said Block 16, thence Northeasterly along the Westerly line of said Block to the southerly line of Kooi Street and the North line of said Block 16, and thence Easterly along the Southerly line of said Kooi Street to the point of beginning.

EXCEPTING that portion of said Lot 7, Block 15 and that portion of Block 16, described as follows: Commencing at a point on the North line of said Lot 7, said point being located 1058 feet Southwesterly from the Northeast corner of said Block 16, thence Southwesterly along the North boundary line of said Lot 7, to the Northwesterly corner of said Lot 7, thence Southeasterly along the Southwesterly boundary line of said Lot 7 (being the Northeast boundary line of Lot 6 in said Block 15) to the South corner of said Lot 7, said corner also being on the Westerly line of said Block 16, thence Southwesterly along said Westerly line of said Block 16 to a point located 370 feet (Vertical distance from said North line of said Block 15, thence Northeasterly parallel to said North line of said Blocks 15 and 16, a distance of 108.5 feet, more or less, to a point, thence Northwesterly a distance of 385 feet, more or less, to the point of beginning.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my hand this 16 day of July, 2020.

Jane A. Lindstrom
Jane A. Lindstrom

STATE OF WY

COUNTY OF Sheridan

This instrument was acknowledged before me on the 16th day of July, 2020 by Jane A. Lindstrom.

WITNESS my hand and official seal.

My Commission expires: 5-13-22

[Signature]
Signature of Notarial Officer
Title: Notary Public



NO. 2020-760139 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

See
Attached
A#

SCRIVENER'S AFFIDAVIT

The undersigned, having first been duly sworn upon oath, does hereby state as follows:

1. I prepared that WARRANTY DEED recorded on July 17, 2020, as Document No. 2020-760139 in the Sheridan County Clerk's office, Sheridan County, Wyoming.

2. Upon subsequent review, a typographical error was noted insofar as the legal description. The legal description was listed in the Warranty Deed as:

Lot 7, Block 15, and that part of Block 16 described as follows: Commencing at a point on the North line of said Block 16, 300 feet westerly from the Northeast corner of said Block, thence Southeasterly parallel to the Easterly line of said Block 380 feet, thence Westerly parallel to the North line of said Block 920 feet, more or less, to a point on the Westerly line of said Block 16, thence Northeasterly along the Westerly line of said Block to the southerly line of Kooi Street and the North line of said Block 16, and thence Easterly along the Southerly line of said Kooi Street to the point of beginning.

EXCEPTING that portion of said Lot 7, Block 15 and that portion of Block 16, described as follows: Commencing at a point on the North line of said Lot 7, said point being located 1058 feet Southwesterly from the Northeast corner of said Block 16, thence Southwesterly along the North boundary line of said Lot 7, to the Northwesterly corner of said Lot 7, thence Southeasterly along the Southwesterly boundary line of said Lot 7 (being the Northeast boundary line of Lot 6 in said Block 15) to the South corner of said Lot 7, said corner also being on the Westerly line of said Block 16, thence Southwesterly along said Westerly line of said Block 16 to a point located 370 feet (Vertical distance from said North line of said Block 15, thence Northeasterly parallel to said North line of said Blocks 15 and 16, a distance of 108.5 feet, more or less, to a point, thence Northwesterly a distance of 385 feet, more or less, to the point of beginning.

The legal description should be corrected to the following:

Lot 7, Block 15, and that part of Block 16 described as follows: Commencing at a point on the North line of said Block 16, 300 feet westerly from the Northeast corner of said Block, thence Southeasterly parallel to the Easterly line of said Block 380 feet, thence Westerly parallel to the North line of said Block 920 feet, more or less, to a point on the Westerly line of said Block 16, thence Northeasterly along the Westerly line of said Block to the southerly line of Kooi Street and the North line of said Block 16, and thence Easterly along the Southerly line of said Kooi Street to the point of beginning.

EXCEPTING that portion of said Lot 7, Block 15 and that portion of Block 16, described as follows: Commencing at a point on the North line of said Lot 7, said point being located 1058 feet Southwesterly from the Northeast corner of said Block 16, thence Southwesterly along the North boundary line of said Lot 7, to the

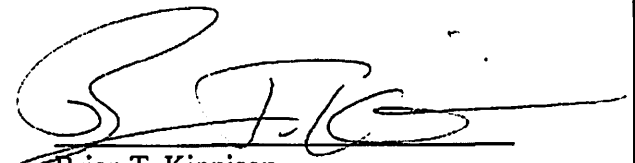
Northwesterly corner of said Lot 7, thence Southeasterly along the Southwesterly boundary line of said Lot 7 (being the Northeast boundary line of Lot 6 in said Block 15) to the South corner of said Lot 7, said corner also being on the Westerly line of said Block 16, thence Southwesterly along said Westerly line of said Block 16 to a point located 370 feet (Vertical distance from said North line of said Block 15, thence Northeasterly parallel to said North line of said Blocks 15 and 16, a distance of 108.5 feet, more or less, to a point, thence Northwesterly a distance of 385 feet, more or less, to the point of beginning;

**All in the Suburban Homes Company Addition to the City of Sheridan,
Sheridan County, Wyoming.**

3. This Affidavit is made for the purpose of correcting a typographical error correcting the legal description adding "All in the Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming." to the end of the legal description in accord with Wyo. Stat. Ann. §34-11-101.

FURTHER AFFIANT SAYETH NAUGHT

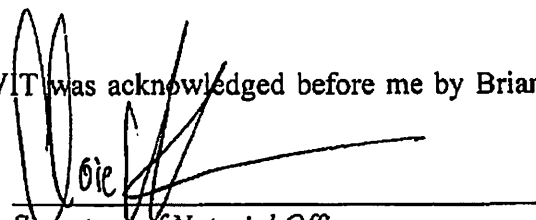
DATED this 24th day of July, 2020.


Brian T. Kinnison

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

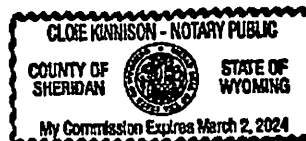
The above and foregoing SCRIVENER AFFIDAVIT was acknowledged before me by Brian T. Kinnison this 24th day of July, 2020.


WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My commission expires:
3/2/24




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FEES: \$15.00 SM AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2020-760421 AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX ABSTRACT & TITLE GUARANTY A 307 W BURKITT ST
SHERIDAN WY 82801-4109