

472

554427 WARRANTY DEED
BOOK 478 PAGE 0472
RECORDED 10/02/2006 AT 03:30 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

WARRANTY DEED

Robert W. Jones and Jacqueline K. Jones, husband and wife, and Jennifer Crowe, a married person dealing in her sole and separate property, grantors, of Sheridan County, Wyoming, CONVEY and WARRANT TO Arsenio B. Saenz, a single person, grantee, the following described real estate situate in Sheridan County, Wyoming, to-wit:

The North 18.3 feet of Lot 19 and the South 11.7 feet of Lot 18, Block 1, Ridge Acres Estates Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 225.

AND

A tract of land situated in Lot 18, Block 1, Ridge Acres Estates, City of Sheridan, State of Wyoming, more particularly described as follows:

Beginning at a point which is N. 64°47'50"E. a distance of 27.47 feet from the Southwest corner of said Lot 18 to a point on the West wall of the residence at 1421 Ridgeway Avenue; thence N. 0°08'40" E. a distance of 0.8 feet along the West wall of said residence; thence S. 89°51'20" E. a distance of 36.2 feet, this line running through the common wall between the residences at 1423 Ridgeway Avenue and 1421 Ridgeway Avenue, to a point on the East wall of said residence; thence S. 0°08'40"W. a distance of 0.7 feet along the East wall of said residence; thence West a distance of 36.2 feet to the point of beginning.

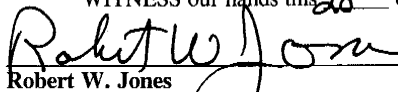
Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

This conveyance is made subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming; they make this conveyance for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged.

Grantee's address is _____

WITNESS our hands this 28th day of Sept 2006.


Robert W. Jones


Jacqueline K. Jones


Jennifer Crowe