

WARRANTY DEED

Floyd Legerski, a married person dealing in his sole and separate property, 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 ~~BigHornVida, LLC~~ GRANTEE, whose address is 2 Cardiff Ct. Sheridan, WY 82801, 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: *BigHornVida, LLC

Lot 22, Replat of Lots 1-4, Block 1, Colony South Addition to the City of Sheridan, Sheridan County, Wyoming.

INCLUDING Garage Unit for Lot 22 of said Replat, more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of Lot 1, Block 1, Colony South Addition to the City of Sheridan; thence the reciprocal of N89°50'34"W a distance of 235.91 feet along the Southerly boundary of said Colony South Addition to a point; thence N00°06'23"E a distance of 77.10 feet to the true point of beginning; thence N89°53'37"W a distance of 22.00 feet to a point; thence N00°06'23"E a distance of 12.00 feet to a point; thence S89°53'37"E a distance of 22.00 feet to a point; thence S00°06'23"W a distance of 12.00 feet to the true point of beginning.

AND an undivided one thirty-fourths (1/34th) interest, in the real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1 through 4, Block 1 of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming duly filed for record in the office of the Clerk, County of Sheridan, State of Wyoming, and recorded in Plat Book Number 1, on page 234, No. 751021 and EXCEPTING THEREFROM however, two parcels of land contained therein, and being more particularly described as follows, to-wit:

A tract of ground located in the "Common Space for Parking Lot A" of said replat, being the Garage Complex I of said replat more particularly described by metes and bounds as follows: beginning at the southwest corner of Lot 1, Block 1 of said Colony South Addition, thence the reciprocal of N 89°50'34"W. a distance of 213.91 feet along the Northerly right-of-way of Edwards Drive to a point; thence N. 00°06'23" E. 77.10 feet to the true point of beginning; thence S. 89°53'37" E. a distance of 44.00 feet to a point being the SE corner of said Garage Complex; thence N. 00°06'23" E. a distance of 48.00 feet to the N.E. corner of said Garage Complex; thence N. 89°53'37" W. 44.00 feet to the N.W. corner; thence S. 00°00'23" W. a distance of 48.00 feet to the true point of beginning.

AND a tract of ground located in the "Common Space for Parking Lot A" of the said replat being Garage Complex II of the said replat being more particularly described as follows:

Beginning at the southwest corner of Lot 1 of Block 1 of said Colony South Addition, thence the reciprocal of N. 89°50'34" W. a distance of 348.69 feet along the Northerly Right-of-Way of Edwards Drive to the centerline of the Easterly Driveway of said replat; thence N. 00°09'26" E. 77.28 feet along the centerline of said driveway; thence S. 89°41'45" E. a distance of 91.14 feet to the true point of beginning; thence S. 89°41'45" E. a distance of 22.00 feet to the S.E. corner of said Garage Complex II; thence S. 00°18'15" E. a distance of 48.00 feet to the N.E. corner of said Garage Complex; thence N. 89°41'45" W. a distance of 22.00 feet to the N.W. corner; thence S. 00°18'15" W. a distance of 48.00 feet to the true point of beginning;



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FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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 8 day of March, 2021.

Floyd Legerski
Floyd Legerski

STATE OF Colorado)
COUNTY OF Arapahoe)ss.

This instrument was acknowledged before me on the 8 day of March, 2021 by
Floyd Legerski.

WITNESS my hand and official seal.

Kerry A. Rau
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 9/5/2023

