

RECORDED SEPTEMBER 29, 1993 BK 361 PG 299 NO 150101 RONALD L. DAILEY, COUNTY CLERK
WARRANTY DEED

Everett J. Cassidy, a married man, grantor, of Lincoln County and State of Wyoming, for and in consideration of Ten (\$10.00) and other good and valuable consideration DOLLARS in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO Floyd Legerski, grantee, whose address is 46 Hillcrest Court, Sheridan, Wyoming, the following described real estate, situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

I.

Lot 14, of the Replat of Colony South Addition, Lots 1-4, Block 1 of Colony South Addition of 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, N. 751021, and subject to all conditions, exception, easements, restrictions, reservations, provisions, servitudes and covenants, of record, of whatever nature.

II.

An undivided One-Thirty-fourth (1/34th) interest as tenant in common, and not as joint tenant, in real property designated as COMMON SPACE FOR PARKING LOT A, of the Replat of Colony South Addition Lots 1-4, Block 1 of County 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 subject to all conditions, exceptions, easements, restrictions, reservations, provisions, servitudes and covenants, of record, of whatever nature, reserving and excepting therefrom, however, two parcels of land contained therein, such parcels containing approximately 2,112 square feet and approximately 1,056 square feet, more or less, respectively, and being more particularly described as follows, to-wit:

A tract of ground located in the "Common Space for Parking Lot A" of the 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 containing 2,112 square feet more or less, 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 N. 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 and containing 1,056 square feet.

III.

Being a tract of ground or real estate located in the Common Space for Parking Lot A of the Replat of Colony South Addition of Lots 1-4 of Block 1 of Colony South Addition of 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 subject to all conditions, exceptions, easements, restrictions, reservations, provisions, servitudes and covenants of record of whatever nature, and being the location of the garage unit for Lot 14 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 N. 89° 50' 34" W. a distance of 348.69 feet along the Southerly boundary of said Colony South Addition to a point;
 thence N. 00° 09' 26" E. a distance of 101.28 feet to a point;
 thence S. 89° 41' 45" E. a distance of 91.14 feet to a point;
 thence N. 00° 19' 15" E. a distance of 12.00 feet to the true point of beginning;
 thence S. 89° 41' 45" E. a distance of 22.00 feet to a point;
 thence S. 00° 18' 15" W. a distance of 12.00 feet to a point;
 thence N. 89° 41' 45" W. a distance of 22.00 feet to a point;
 thence N. 00° 18' 15" E. a distance of 12.00 feet to the true point of beginning, containing in all, 264 square feet.

SUBJECT, HOWEVER, to the following mortgage:

In favor of Utah Mortgage Loan Corporation, dated March 23, 1979, and filed for the record in the office of the Sheridan County Clerk and Recorder of Deeds, in Book 177 of Mortgages, at page 107, for the original stated consideration of \$41,500.00, which mortgage grantee herein expressly assumes and agrees to pay.

WITNESS my hand this 28 day of September, 1993.

Everett J. Cassidy
 Everett J. Cassidy

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Everett J. Cassidy, a married man, this 28 day of September, 1993.

Witness my hand and official seal.

Elizabeth M. Fagnant
 Notary Public

My Commission Expires: 1-7-97

