



2020-763886 11/17/2020 3:39 PM PAGE: 1 OF 1  
FEES: \$12.00 PK WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

Charles W. Smith and Melissa E. Smith, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to The Phoenix Limited Partnership, GRANTEE, whose address is Box 5080 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:

**Lot 11A, Skyview West Subdivision, Phase 1, City of Sheridan, Sheridan County, Wyoming, as recorded October 19, 2016, Book S of Plats, Page 151;**

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 our hands this 17 day of November, 2020.

Charles W. Smith  
Charles W. Smith

Melissa E. Smith  
Melissa E. Smith

STATE OF WY  
COUNTY OF Sheridan ss.

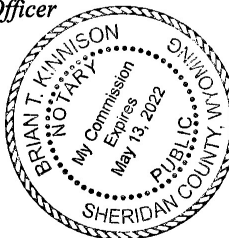
This instrument was acknowledged before me on the 17<sup>th</sup> day of November, 2020 by Charles W. Smith.

WITNESS my hand and official seal.

[Signature]

Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22



STATE OF WY  
COUNTY OF Sheridan ss.

This instrument was acknowledged before me on the 17<sup>th</sup> day of November, 2020 by Melissa E. Smith.

WITNESS my hand and official seal.

[Signature]

Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-22

