



WARRANTY DEED

Floyd Legerski, 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 Ryo Nishida, a single person, GRANTEE, whose address is 1987 Edwards Dr. Unit A, 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 24 of the Replat of Lots 1-4, Block 1 of Colony South Addition to the City of Sheridan, Sheridan County, Wyoming.

AND

An undivided One Thirty-fourth (1/34) interest, in the real property designated a COMMON SPACE FOR PARKING LOT A, 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, No. 751021.

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 19th day of September, 2020.

Floyd Legerski
Floyd Legerski

STATE OF Colorado
COUNTY OF Platte) ss.

This instrument was acknowledged before me on the 19 day of September, 2020 by Floyd Legerski.

WITNESS my hand and official seal.

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

My Commission expires: 9/05/2023

