



2021-773846 11/4/2021 4:09 PM PAGE: 1 OF 2
FEES: \$15.00 PK WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

Richard Henry Lentz, 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 Canfield Properties, LLC, a Wyoming limited liability company, GRANTEE, whose address is 423 Shadow Ridge Blvd. 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:

A 1/7th common interest in Area A of the Linda Vista Townhouses being more particularly described as follows:

A tract of ground located in and being a portion of the Crandal Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described by metes and bounds as follows:

Beginning at a point which lies N01°42'32"W, 65.5 feet from the Northeast corner of the intersection of 5th Street and Exeter Avenue; thence N01°42'32"W, a distance of 63.42 feet along the Easterly right-of-way of Exeter Avenue to its intersection with the Southerly line of an alley-way, thence N89°32'52"E, a distance of 73.38 feet along said Southerly line of the alley, thence S01°36'39"E, 64.00 feet, thence West, a distance of 73.29 feet to the point of beginning.

AND

A tract of ground located in and being a portion of Lots One (1) and Two (2) of Block One (1) of the Crandal Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which lies East 44.08 feet from the Northeast corner of the intersection of 5th Street and Exeter Avenue, thence N00°42'43"E, a distance of 65.48 feet; thence N89°59'18"E, a distance of 20.00 feet, thence S00°42'43"W, a distance of 65.48 feet, thence West 20.00 feet to the point of beginning.;




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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 3rd day of November, 2021.


Richard Henry Lentz

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 3rd day of November, 2021 by Richard Henry Lentz.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22



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WILCOX AGENCY
SHERIDAN WY 82801