



2019-749076 4/5/2019 4:19 PM PAGE: 1 OF 2  
BOOK: 579 PAGE: 769 FEES: \$15.00 SM WARRANTY DEED  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## WARRANTY DEED

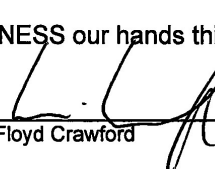
**Eric Floyd Crawford and Tamarra Mary Crawford, husband and wife**, GRANTORS, of Sheridan County, State of Wyoming, for and in consideration of Ten and More Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, do hereby CONVEY and WARRANT to the GRANTEEES, **Brian Taylor Long and Jenny L. Legerski, as joint tenants with right of survivorship**, whose address is 168 West 4th  
Sheridan, WY, 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:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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 5th day of April, 2019.

  
Eric Floyd Crawford

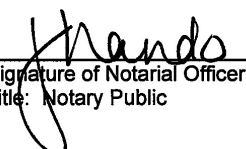
  
Tamarra Mary Crawford

State of Wyoming

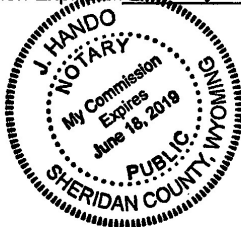
County of Sheridan

The foregoing instrument was acknowledged before me by Eric Floyd Crawford and Tamarra Mary Crawford, this 5th day of April, 2019.

Witness my hand and official seal.

  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 6-18-19





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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot number 7, except the East seven feet thereof, Block 37, Sheridan Land Company's Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

**ALSO**

A tract of land situated in Marion Street, Sheridan Land Company's Addition to the City of Sheridan, Sheridan County, Wyoming; said tract being more particularly described as follows:

**BEGINNING** at a point, said point being the northwest corner of Block 37 of said Sheridan Land Company's Addition; thence **S15°45'34"E**, 110.46 feet along the West line of Lot 7, Block 37, and the Easterly right of way line of said Marion Street to a point, said point lying on the Easterly right of way line of the Flood Control right of way line; thence along said Easterly Flood control right of way line through a non-tangent curve to the right, having a radius of 237.03 feet, a central angle of **27°17'51"**, an arc length of 112.93 feet, a chord bearing of **N21°33'18"W**, and a chord length of 111.86 feet to a point; thence **N08°15'13"W**, 2.30 feet along said easterly flood control right of way line to a point, said point lying on the extension of the south right of way line of Fourth Street; thence **S89°56'00"E**, 11.42 feet along said extension of the South right of way to the point of **BEGINNING**.