



# WARRANTY DEED

Ryo Nishida, a single person, GRANTOR, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Blaine R. Phillips, a single person, GRANTEE, whose address is 845 VICTORIA ST 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 our hands this 18 day of December, 2023.

[Signature]  
Ryo Nishida

STATE OF WY )  
COUNTY OF Shurich ) ss.

This instrument was acknowledged before me on the 18<sup>th</sup> day of December, 2023 by Ryo Nishida.

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-13-26

