

# WARRANTY DEED

Arnulfo Luna, Sr., 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 Thomas Larkoski and Genevieve Larkoski, husband and wife, as tenants by entirety with rights of survivorship, GRANTEES, whose address is 447 Canfield St Sheridan, WY 82901 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 tract of land located in Block 1, of Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:**

**Beginning at the Southeast corner of said Block 1, running thence Northwesterly along the Westerly line of Story Avenue 350 feet; thence Westerly at right angles to said line 40 feet; thence Southwesterly to a point on the Southerly line of said Block 1; thence South 19° East 55 feet along said Southerly boundary; thence South 16° West along the boundary of said Block 1 to the Northerly line of Canfield Street; thence Northeasterly along said North line of Canfield Street to the point of beginning.**

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 30 day of 6, 2023.

Arnulfo Luna Sr.  
Arnulfo Luna, Sr.

STATE OF WY )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2023 by Arnulfo Luna, Sr..

WITNESS my hand and official seal.

[Signature]  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires: 5-7-28

