



## WARRANTY DEED

David J. and Deryn P. Mentock, husband and wife, dealing in their property, GRANTOR, of Sheridan County, State of Wyoming, for and in consideration of Ten and More US Dollars (\$10.00), in hand paid, receipt whereof is hereby acknowledged, does hereby CONVEY and WARRANT to the GRANTEE, Derek W. Mentock, 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:

Part of Lots 38 and 39, in Block 3 of the Amended Plat of Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point on the South side of Park Street, 132.7 feet East of the intersection of Park Street and Wyoming Avenue; thence East along the South side of Park street, 47.9 feet to the Northeast corner of Lot 39 in said Block 3; thence in a Southerly direction along the East line of said Lot 39, a distance of 83.1 feet, more or less, to a point in the North side of the alley; thence Westerly along the North side of said alley, a distance of 15.2 feet to a point; thence in a Southwesterly direction a distance of 19.8 feet to a point in the Northwest side of said alley; thence in a Northwesterly direction, a distance of 42.2 feet to a point; thence in a Northerly direction 61.4 feet to a point on the South side of Park Street, and the Place of beginning.

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 a accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hand this 25<sup>th</sup> day of AUGUST, 2022.

David J. Mentock

Deryn P. Mentock

State of Wyoming

County of Sheridan

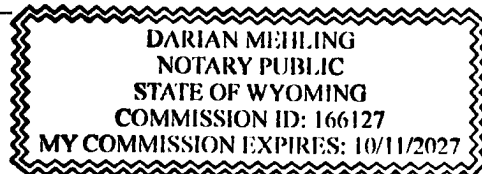
The foregoing instrument was acknowledged before me by David J. and Deryn P. Mentock, this 25 day of August, 2022.

Witness my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: 10/11/2027



**NO. 2022-781092 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
DAVID J MENTOCK 8 OWL CREEK RD  
SHERIDAN WY 82801