



## WARRANTY DEED

William D. Craft and Marva D. Craft, husband and wife, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Craft Properties, LLC, a Wyoming limited liability company, GRANTEE, whose address is 3 Pine Lane, 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:

### PARCEL 1:

Beginning at the SE Corner of Lot 9, Block 4, Second Vale Avoca Place, said point being a set rebar and cap; thence S 89°59'47" W, 69.97 feet to a point on the South line of Lot 9, said point being the point of beginning, thence North 80 feet to a point; thence East 32.50 feet to a point; thence South 80 feet to a point; thence S89°59'47" W, 32.50 feet to the point of beginning.

### PARCEL 2:

Beginning at the SW Corner of Lot 9, Block 4, Second Vale Avoca Place, said point being a set rebar and cap; thence North 40 feet to a point; thence East 84 feet to a point; thence South 40 feet to a point on the South line of Lot 9; thence S 89°59'47" W, 84 feet to the point of beginning.

### PARCEL 3:

Also the following tract of land to be used for park area, for sidewalks and automobile parking facilities, said are being described as follows, to-wit:

Beginning at the Southwest Corner of Lot 9, Block 4, Second Vale Avoca Place, said point being a set rebar and cap, thence North along the West boundary line of said Lot 9, 82.62 feet to a point; thence N 89°59'47" E to the East boundary line of said Lot 9, thence South along the East boundary line of said Lot 9, 82.62 feet to the Southeast corner of said Lot 9, said point being a set rebar and cap; thence S 89°59'47" W, 159.97 feet to the point of beginning; excepting therefrom the following tracts of land: a) That land described hereinabove under Parcel 1, and b) The land described hereinabove under Parcel 2.

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 21<sup>st</sup> day of Dec., 2016.

William D. Craft  
William D. Craft

Marva D. Craft  
Marva D. Craft

STATE OF Wyoming  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me on the 21 day of December 2016 by William D. Craft and Marva D. Craft.

WITNESS my hand and official seal.

Paulette R Bome  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:

2-2-19



NO. 2016-731958 WARRANTY DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
GREG A VON KROSIGK PC PO BOX 602  
SHERIDAN WY 82801