

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 20th day of September, 2010, by and between the **WYOMING COMMUNITY DEVELOPMENT AUTHORITY**, a state instrumentality authorized and existing under and by virtue of the laws of the State of Wyoming, and having its principal place of business in the County of Natrona, the GRANTOR, and **WARD ARTHUR COTTON** and **VICKI L. COTTON**, husband and wife, whose address is P.O. Box 412, Manchester, WY, the GRANTEE, 82839

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, and **CONVEY** unto the said Grantee, all that certain tract, lot, piece of land situated in the County of **SHERIDAN**, State of WYOMING and described as follows, to-wit:

LOT 1, BLOCK 9, SHERIDAN GARDENS ADDITION TO THE TOWN, NOW CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

Together with all improvements, appurtenances, hereditaments and all other things thereunto belonging or in anywise appertaining.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

EXCEPTING THEREFROM, HOWEVER, all oil, gas and other minerals lying in, under or upon said lands.

SUBJECT, HOWEVER, to any and all reservations, restrictions, easements, rights-of-way and restrictive covenants, established, now of record, or otherwise affecting said lands.

Grantor warrants that it has the power, right and authority to convey the above described property and that it has not done anything whereby the premises have been encumbered in any way whatsoever, except as shown in this deed. Grantor does hereby bind itself, its successors and assigns, to warrant and defend the above-described property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

WITNESS OUR HANDS THIS 31st DAY OF August, 2010.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

Attest:

Wendy Kindel
Wendy Kindel
Director of Single Family Programs

James W. Lawrence
James W. Lawrence

State of WYOMING)
County of NATRONA)

The foregoing instrument was acknowledged before me by Wendy Kindel, Director of Single Family Programs of the Wyoming Community Development Authority this 31st day of August, 2010.

Witness my hand and official seal.
My Commission expires:

Candice Ohnstad
Notary Public

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BOOK 518 PAGE 0697
RECORDED 09/21/2010 AT 09:40 AM
EDA S. THOMPSON, SHERIDAN COUNTY CLERK

