



## SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of the United States of America, with its principal office at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, GRANTOR(S) for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged

**STEWART R. ORCUTT AND KAREN S. ORCUTT  
HUSBAND AND WIFE**

GRANTEE(S), whose address is 794 EAST 6<sup>TH</sup> STREET, SHERIDAN, WYOMING 82801. The following described real estate, situated in SHERIDAN County, State of WYOMING, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State, to-wit

**LOT 8 IN BLOCK 9 OF THE WEST VIEW ADDITION TO THE TOWN, NOW CITY OF  
SHERIDAN, SHERIDAN COUNTY, WYOMING**

Also known by street and number as:

**794 EAST 6<sup>TH</sup> STREET  
SHERIDAN, WYOMING 82801**

Subject, however, to all reservations, covenants, conditions, restrictions, rights-of-way and easements of record, and special assessment districts, if any, taxes for the year 2011 and subsequent years.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer(s) this 9 day of MAY, 2012.

Fannie Mae a/k/a Federal National Mortgage Association

BY

**ASST. VICE PRESIDENT**

**STATE OF TEXAS  
COUNTY OF DALLAS**

On this 9 day of MAY, 2012, before me personally appeared \_\_\_\_\_, to me personally known, as after being by me duly sworn, did say that he/she is the ASST. VICE PRESIDENT (title) of Fannie Mae a/k/a Federal National Mortgage Association (corporation) and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.

Notary Public:

My commission expires: \_\_\_\_\_



**AFFIDAVIT OF SURVIVORSHIP**

This Affidavit of Survivorship is made in accordance with § 2-9-102 of the Wyoming Statutes for the purpose of making of public record the matter of the death of (i) a life tenant in property held by the undersigned subject to a life estate, or (ii) one owner of real property held by the decedent and by the undersigned in joint tenancy or tenancy by the entireties.

I, **Karen S. Orcutt**, having been first duly sworn upon my oath, do depose and state as follows:

1. At the time of the death of **Stewart R. Orcutt**, all of the real property described in this Affidavit was held by Stewart R. Orcutt and Karen S. Orcutt as tenants by the entireties.

2. The real property to which this Affidavit relates is certain real property situate in Sheridan County, Wyoming, described as follows:

Lot 8 in Block 9 of the West View Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, also known by street and number as: 794 East 6<sup>th</sup> Street, Sheridan, Wyoming 82801

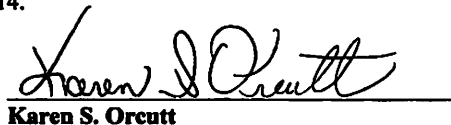
3. Stewart R. Orcutt died on June 23, 2014, in Big Horn County, Montana. A certified copy of the decedent's Death Certificate is attached hereto.

4. Title to the real property was vested in Stewart R. Orcutt and Karen S. Orcutt as tenants by the entireties, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated May 9, 2012, and recorded June 20, 2012, in Book 534, Page 354 of the records of Sheridan County, Wyoming.

5. The estate of Stewart R. Orcutt in the real property was terminated by his death. Title is now vested in Karen S. Orcutt.

Further your affiant saith not.

DATED this 29th day of August, 2014.

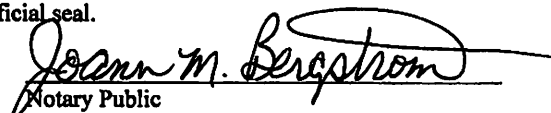
  
Karen S. Orcutt

STATE OF WYOMING     )  
                                      ) ss  
COUNTY OF SHERIDAN    )

The foregoing Affidavit of Survivorship was subscribed and sworn to before me this 29th day of August, 2014, by Karen S. Orcutt.

WITNESS my hand and official seal.



  
Notary Public

My commission expires: March 14, 2018

STATE OF MONTANA  
CERTIFICATION OF VITAL RECORD

BIG HORN COUNTY

CERTIFICATION OF A DEATH CERTIFICATE

FILE #: 201402-004612

SEX: Male

PLACE OF DEATH: RURAL DECKER

BIRTHPLACE: Watford City, North Dakota

DATE OF BIRTH: March 04, 1956

MOTHER'S NAME: Bernice Stewart

FATHER'S NAME: John Wayne Orcutt

MARITAL STATUS: Married

SPOUSE: Karen Orcutt

SOCIAL SECURITY NUMBER: 516-70-7674

VETERAN OF ARMED FORCES: No

FUNERAL FACILITY: Bulls Mortuary

Sheridan, Wyoming

PLACE OF DISPOSITION: Kane Funeral Services

Sheridan Wyoming

METHOD OF DISPOSITION: Removal

Accident

CAUSE OF DEATH: a. BLUNT FORCE TRAUMA TO HEAD

b. Haul truck incident

OTHER SIGNIFICANT CONDITIONS: Diabetes

DESCRIBE HOW INJURY OCCURRED: Drove haul truck over brim and down embankment

DATE AND TIME OF INJURY: June 23, 2014 20:23 Military

PLACE OF INJURY: Mine

LOCATION OF INJURY: 45 Degrees 7.59 N 106 Degrees 55.46 W, Rural Decker, Montana 59025

NAME AND ADDRESS OF CERTIFIER: Terry Bulls, Box 318, Hardin, Montana 59034

DATE ISSUED: July 07, 2014 BY: *Alma Kuyper*

SEAL

Clerk and Recorder

This certifies that this document is a true duplication of the original information on file with the Department of Public Health and Human Services

Not Valid Unless Raised Seal is Present

603146

NO. 2014-714341 AFFIDAVIT OF SURVIVORSHIP  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
KAREN ORCUTT 794 E 6TH STREET  
SHERIDAN WY 82801

ONSET: MOMENTS

DATE FILED: July 02, 2014

2014-714341 8/29/2014 11:36 AM PAGE: 2 OF 2  
BOOK: 548 PAGE: 681 FEES: \$15.00 PK AFFIDAVIT OF SURVIVORSHIP  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

