

After Recording Return To:



2019-748800 3/21/2019 4:33 PM PAGE: 1 OF 3
BOOK: 579 PAGE: 557 FEES: \$18.00 HLM SPECIAL WARRANTY
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

THIS INDENTURE, Made on the 21st day of March 2019 by and between **Nationstar Mortgage LLC dba Champion Mortgage Company**, (hereinafter referred to as "Grantor") for valuable consideration of **Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00)**, received to its full satisfaction from **Bradley Rozman and Stacy Rozman**, (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING same property conveyed to the Grantor herein by virtue of a Quitclaim Deed recorded herewith.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

Commonly known as: 84 Beckton Hall Rd Sheridan WY 82801



This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

WITNESS DOUG TANDE

WITNESS BRANDEN BEARD

Bank of America by Nationstar Mortgage
LLC dba Champion Mortgage Company as
Attorney in Fact

By:

Its:

SONIA CAPI ASSISTANT SECRETARY

STATE OF } CALIFORNIA

COUNTY OF } ORANGE

Before me, the undersigned authority, on this day appeared SONIA CAPI

ASSISTANT SECRETARY of Nationstar Mortgage LLC dba Champion Mortgage Company as Attorney in Fact for Bank of America, an national banking association organized and existing under the laws of the United States of America, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act of said corporation.

Given under my hand and seal of office on this 18 day of MARCH, 2019

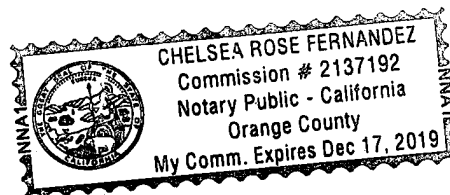
Notary Public Signature

CHELSEA FERNANDEZ

Notary Public Printed Name

My commission expires: December 17, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness accuracy or validity of that document





SCHEDULE A

Tract No. 3 of Whitetail Meadows Subdivision, Sheridan County, Wyoming;

with an address of 84 Beckton Hall Road, Sheridan, WY 82801 (the undersigned disclaims liability for any error in the address).

Together with all improvements thereon situate and all fixtures and appurtenances thereto.