



Recording Requested By:

U.S. Bank National Association
Excelsior Crossings
9380 Excelsior Blvd.
Hopkins, MN 55343

After Recording Mail To:

Mark D. Smith, et al
472 East 5th Street
Sheridan, WY 82801

Mail Tax Statements To:

Mark D. Smith, et al
472 East 5th Street
Sheridan, WY 82801

Assessor's Parcel No.: 0000009828

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

U.S. Bank National Association, GRANTOR

WHOSE ADDRESS is Excelsior Crossings, 9380 Excelsior Blvd., Hopkins, MN 55343,

FOR AND IN CONSIDERATION of ONE HUNDRED FIFTEEN THOUSAND DOLLARS AND NO/100 DOLLARS (\$115,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS to

Mark D. Smith and Fran M. Smith, husband and wife, as joint tenants with right of survivorship, GRANTEE

WHOSE ADDRESS is 472 East 5th Street, Sheridan, WY 82801,

THE FOLLOWING described real estate, situate in the County of **Sheridan**, State of **Wyoming**, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

LOT 1 & LOT 2, BLOCK 7, SHERIDAN GARDENS ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

COMMONLY known as: **1802 Warren Avenue**
Sheridan, WY 82801

PRIOR Recorded Doc. Ref.: **Deed: Recorded: February 11, 2019, Instrument No. 2019-748063**

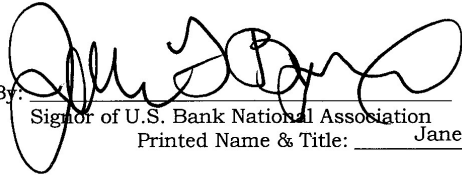
TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

SUBJECT TO: ANY Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record.

When the context requires, singular nouns and pronouns, include the plural and the masculine gender includes the feminine and neuter.

WITNESS GRANTOR'S hand this 12th day of September, 2019.

By: 

Signor of U.S. Bank National Association
Printed Name & Title: Jane F Byrkit, Officer

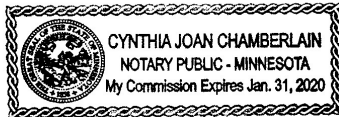
STATE OF Minnesota)

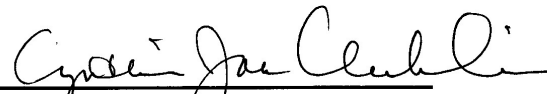
COUNTY OF Hennepin) ss

The foregoing instrument was acknowledged before me by Jane F Byrkit,
as Officer of U.S. Bank National Association, a National Association
organized and operating under the laws of the United States of America, on behalf of the Na-
tional Association, this 12th day of September, 2019.

Witness my hand and official seal

NOTARY STAMP/SEAL




Signature of Acknowledging Signor
Cynthia Joan Chamberlain
Printed Name of Acknowledging Signor
Notary
Title (Rank) of Acknowledging Signor
MY Commission Expires: 1-31-2020

Loan No. 2900802758

NO. 2019-753189 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PREMIUM TITLE SERVICES, INC. 1000 ABERNATHY ROAD BLDG 4
ATLANTA GA 30328