

**SHERIFF'S DEED**

THIS INDENTURE made this 29 day of November 2006, by and between **DAVID HOFMEIER**, the duly elected and qualified Sheriff of Sheridan County, Wyoming, Transferor, and **Thomas and Catherine Brown**, husband and wife, whose address is P.O. Box 123, Parkman, Wyoming 82838, Transferees.

WHEREAS certain real property located in Sheridan County, Wyoming and more particularly described as located in Sheridan County, Wyoming and described as:

Lots 1, 2 and 3, Block 2 of Mattox Subdivision to the Town of Parkman. A subdivision in Sheridan County, Wyoming, as recorded in Book A of Plats, Page 95.

TOGETHER WITH all improvements situate thereon and easements and appurtenances thereunto belonging.

Subject to all exceptions reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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.

was and is subject to a mortgage dated April 1, 2002 and recorded in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, State of Wyoming, at Book 479, Page 122; and,

WHEREAS, the real property subject to said Mortgages has been lawfully sold at public foreclosure sale by the Sheriff of Sheridan County, Wyoming, on the 25<sup>th</sup> day of August, 2006 at 10:00 a.m. (MDT) in accordance with the provisions of the Wyoming Statutes, such sale being preceded by public notice given in accordance with Wyoming law, having been published in The Sheridan Press, a newspaper of general circulation published within the County of Sheridan, State of Wyoming, on July 20, July 27, August 3 and August 10, 2006; and,

WHEREAS, said real property was purchased by **Thomas and Catherine Brown**, husband and wife, whose address is P.O. Box 123, Parkman, Wyoming 82838; and,

WHEREAS, the Sheriff of Sheridan County, Wyoming issued a Certificate of Purchase dated August 25, 2006 to **Thomas and Catherine Brown**, husband and wife, whose address is P.O. Box 123, Parkman, Wyoming 82838, which Certificate of Purchase is attached hereto as Exhibit A; and,

WHEREAS, said Certificate of Purchase has not been assigned; and

WHEREAS, all rights of redemption provided by the Wyoming Statutes have expired and during the course of such redemption period there has been no redemption by any person;

NOW THEREFORE, know all men by this Deed, that I, **DAVID HOFMEIER**, the duly elected and qualified Sheriff of Sheridan County, in consideration of the premises, have granted, and sold and do hereby convey to **Thomas and Catherine Brown**, husband and wife, whose address is P.O. Box 123, Parkman, Wyoming 82838, their heirs and assigns, the following described lands located Sheridan County, Wyoming, to-wit:

Lots 1, 2 and 3, Block 2 of Mattox Subdivision to the Town of Parkman. A subdivision in Sheridan County, Wyoming, as recorded in Book A of Plats, Page 95.

TOGETHER WITH all improvements situate thereon and easements and appurtenances thereunto belonging.

Subject to all exceptions reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to 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.

To have and to hold the above described premises with all appurtenances to the said **Thomas and Catherine Brown**, husband and wife, whose address is P.O. Box 123, Parkman, Wyoming 82838, their heirs, successors and assigns forever.

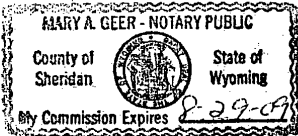
WITNESS my hand and seal this 29 day of November, 2006.

David W Hofmeier  
DAVID HOFMEIER, Sheriff  
Sheridan County, Wyoming.

STATE OF WYOMING     )  
                                      ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me this 29 day of November, 2006, by DAVID HOFMEIER, Sheriff of Sheridan County, Wyoming.

WITNESS my hand and official seal.



Marya Geer  
Notary Public

My Commission expires: 8-29-09

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**EXHIBIT A**

**Original Certificate of Purchase**

**CERTIFICATE OF SALE**  
**RE: FORECLOSURE BY POWER OF SALE**

On Friday, August 25, 2006 at 10:00 a.m., David Hofmeier, the duly elected Sheriff of Sheridan County, Wyoming, conducted and concluded a public auction and sale pursuant to notice of power of sale mortgage foreclosure given by the Mortgagee, Rodney A. Perreira concerning a Mortgage dated April 1, 2002 was given by Steven S. Kodada, Mortgagor to Rodney A. Perreira, Mortgagee and said mortgage was thereafter recorded in the office of the County Clerk and Ex-Officio Register of Deeds of Sheridan County, State of Wyoming, at Book 479, Page 122. The mortgaged premises are located in Sheridan County, Wyoming and described as:

Lots 1, 2 and 3, Block 2 of Mattox Subdivision to the Town of Parkman. A subdivision in Sheridan County, Wyoming, as recorded in Book A of Plats, Page 95.

TOGETHER WITH all improvements situate thereon and easements and appurtenances thereunto belonging.

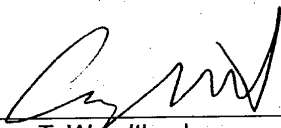
Subject to all exceptions reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

Physical address: 17 Railway, Parkman, Wyoming (at least one telephone book may describe said property as "27 Railway Ave.")

The Mortgagor had previously defaulted on a condition of the Mortgage by failing to make payment thereon, by which the power to sell became operative. No suit or proceeding had been instituted at law to recover the debt remaining, which is secured by said Mortgage, or any part thereof.

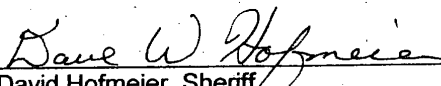
Written Notice of Intent to Foreclose the Mortgage by advertisement and sale has been served upon the record owner, and the person in possession of the mortgaged premises if different than the record owner, by certified mail with return receipt, mailed to the last known address of the record owner, and the person in possession, at least ten (10) days before commencement of publication of Notice of Sale. Said notice expressly included the language set out in Wyoming Statute § 34-4-105(a)(vi) (Lexis/Nexis 2006) to the effect that: "The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid."

Immediately prior to the sale, the Mortgagee, through legal counsel, submitted sworn affidavits of completion of foreclosure by power of sale requirements and concerning costs, fees and expenses that were due at sale. The Public Sale described in the published Notice took place as scheduled and on time. After bidding was concluded, the successful and final bid of Forty Thousand Dollars (\$40,000.00) in certified funds was submitted by Thomas and Catherine Brown, husband and wife, of P.O. Box 123, Parkman, WY 82838 ((406) 343-2213). The sale was then concluded at approximately 10:07 a.m. The Sheriff collected the sale proceeds pending the running of the applicable redemption period(s).



Anthony T. Wendtland  
Attorney for Mortgagee, Rodney A. Perriera

08/25/06  
Date



David Hofmeier, Sheriff  
Sheridan County, Wyoming

8.25.06  
Date