


After recording return to:

Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

VA # 39-39-6-1257431
HWM FILE # WY10235
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2022-778609 5/17/2022 1:23 PM PAGE: 1 OF 2
FEES: \$15.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

Village Capital & Investment, LLC, having an address of **2550 Paseo Verde Parkway, Suite 100, Henderson, NV 89074**, as **GRANTOR**, does hereby GRANT, BARGAIN, SELL, AND CONVEY against all claiming by, through or under it to **The Secretary of Veterans Affairs, an Officer of the United States of America**, having an address of **c/o Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203**, as **GRANTEE**, for Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby confirmed and acknowledged, all of the following described real property situated in Sheridan County, State of Wyoming, and more particularly described as follows:

Lot 9, Block 23, Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

With an address of 1646 Parker Avenue, Sheridan, WY 82801.

Grantee, by acceptance of this deed, acknowledges that Grantor, or its predecessor in interest, acquired title to the property through a foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor, or its predecessor in interest. Grantor, while in title, has not been in actual physical possession of the property, and therefore, the property is being sold to Grantee, and Grantee, by acceptance of this deed, accepts the property AS IS, WHERE IS, without recourse to Grantor, and with no representations or warranties of any kind or nature being made by Grantor as to the condition, fitness, or status of the property, except as to the special warranties of title specifically set for therein.

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ADDRESS: 1646 Parker Avenue, Sheridan, WY 82801

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TO HAVE AND TO HOLD the herein described property, together with all the rights and appurtenances thereto belonging unto the said Grantee, Grantee's heirs, legal representatives, successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND the property described herein unto the said Grantee and Grantee's heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming the same or any part thereof, by, through and under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand to be affixed by its duly authorized officer this 11TH day of MAY, 2022.

GRANTOR:

Village Capital & Investment, LLC

By: Jennifer Zitting
Name: JENNIFER ZITTING
Title: ASSISTANT SECRETARY

State of: Nevada

County of: Clark

On 5/11/2022 before me, Patricia Woods, Notary Public, personally appeared Jennifer Zitting who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity as the Assistant Secretary of Village Capital & Investment, LLC, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

Witness my hand and official seal

Patricia Woods
NOTARY PUBLIC

