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SPECIAL WARRANTY DEED RECORDED JUNE 10, 1988 BK 319 PG 138
NO. 10035 RONALD L. DAILEY, COUNTY CLERK

THIS DEED, Made this 1st day of June, 1988,
between First Interstate Bank of Denver, N.A.
633 17th St.
Denver, Colorado 80270
a corporation duly organized and existing under and by virtue of the laws of the State
of Colorado, grantor, and

The Phoenix Limited Partnership

whose legal address is c/o W. K. Love, K.R.O.E
930 KROE Lane
Sheridan, Wyoming 82801
of the *County of Sheridan, State of Wyoming, grantee(s):

WITNESSETH, That the grantor, for and in consideration of

TEN DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee(s) its heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Sheridan, State of Wyoming, described as follows:

Blocks 1,2,3, and 6, Sugarland Estates, an Addition to the City of Sheridan. A Subdivision in Sheridan County, Wyoming, as recorded in Book 1 of Plats, Page 320. Subject to that Declaration of Condominium for Sugarland Estates, a Condominium, dated November 30, 1981, and recorded December 1, 1981, in Book 261 of Deeds, Pages 568-618(Omits Block 2 from Declaration).


also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s), its heirs, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its Vice President

Secretary, the day and year first


E. Brown
Secretary

First Interstate Bank of Denver, N.A.

Thomas M. Doerk
Vice President

STATE OF COLORADO

County of _____

} ss.

The foregoing instrument was acknowledged before this

day of _____, 19

by _____
and _____
of _____

as

President

as

Secretary

a corporation.

My commission expires _____

Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and."

ACKNOWLEDGMENT

THE STATE OF COLORADO)
) ss.
The County of Denver)

On this 9th day of June, 1988, before me personally appeared Thomas M. Doerk to me personally known, who, being by me duly sworn, did say that he is the VICE President of FIRST INTERSTATE BANK OF DENVER, N.A. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Thomas M. Doerk acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 9th day of June, 1988.

Annella O'Brien
Notary Public

My Commission Expires: 9/25/88

