



**2018-740647** 2/21/2018 3:58 PM PAGE: 1 OF 4  
BOOK: 572 PAGE: 228 FEES: \$21.00 HM SPECIAL WARRANTY D  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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Commitment Number: 119374

After Recording Return To:

JIMMY I. DUNCAN  
390 MEADE CREEK RD., SHERIDAN, WY 82801

Mail Tax Statements To:

JIMMY I. DUNCAN  
390 MEADE CREEK RD., SHERIDAN, WY 82801

**PARCEL IDENTIFICATION NUMBER: 0000003775**

### **SPECIAL WARRANTY DEED**

*Pursuant to provisions of 38 U.S.C. 3720 (a)(6)*

*THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise*

*Exclusive jurisdiction over the within described property*

**(the property being conveyed herein was foreclosure property)**

**THE SECRETARY OF VETERANS AFFAIRS**, an Officer of the United States of America, whose mailing address is **Department of Veterans Affairs, 810 Vermont Avenue NW, Washington D.C. 20420**, hereinafter grantor, for \$400,000.00 (Four Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **JIMMY I. DUNCAN**, hereinafter grantee, whose tax mailing address is **390 MEADE CREEK RD., SHERIDAN, WY 82801**, the following real property:

**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION**



**Property Address is: 390 MEADE CREEK RD., SHERIDAN, WY 82801**

**Prior instrument reference: Official Records Book 571, Page 164**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee.

**[THIS SPACE LEFT INTENTIONALLY BLANK]**



IN WITNESS WHEREOF, Grantor executes this document on this 16 day of February  
 2018

**THE SECRETARY OF VETERANS AFFAIRS, An officer  
 of the United States of America**

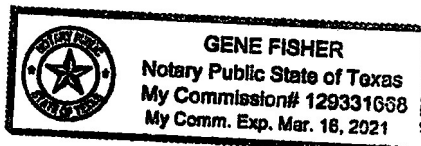
By: Michelle Murphy  
Michelle Murphy, AVP  
 Printed Name Title

*By the Secretary's duly authorized property  
 Management contractor, Vendor Resource Management, pursuant to a  
 delegation of authority found at 38 C.F.R. 36.4345(f)*

STATE: Texas  
 COUNTY: Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally  
 appeared Michelle Murphy, on behalf of Vendor Resource Management who is the Secretary's  
 duly authorized property Management contractor pursuant to a delegation of authority found at 38  
 C.F.R. 36.4345(f) to me known or has shown \_\_\_\_\_ as identification, and is the person who  
 executed the foregoing instrument on behalf of THE SECRETARY OF VETERANS AFFAIRS,  
 and acknowledged that he/she executed the same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of  
Texas aforesaid, this 16 day of February, 2018.



[Signature]  
 Notary Public

MY COMMISSION EXPIRES ON: \_\_\_\_\_

This instrument prepared by:  
 Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
 Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.  
 Commitment Number: 119374



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**EXHIBIT A  
(LEGAL DESCRIPTION)**

**A parcel of land lying northwesterly of the Meade Creek County Road in the SW1/4NW1/4 of Section 33, T.55N., R.83W., of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:**

**Beginning at a point S.30°19'46"E., a distance of 2422.17 feet from the Northwest corner of said Section 33, said point also being the southwest corner of the Mussell property; thence S.65°00'36"E., a distance of 29.35 feet to a point in the centerline of the existing Meade Creek County Road; thence along said centerline S.31°55'19"W., a distance of 129.06 feet to a point; thence along said centerline S.19°00'06"W., a distance of 278.81 feet to a point; thence N.66°56'09"W., a distance of 1136.63 feet to a point; thence N.38°25'28"E., a distance of 421.69 feet to a point lying on the south line of said Mussell property; thence along said south line S.66°56'09"E., a distance of 995.72 feet to the point of beginning.**

**With an address of 390 Meade Creek Road, Sheridan, WY 82801.**

**NO. 2018-740647 SPECIAL WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801