

SPECIAL WARRANTY DEED

WYOMING COMMUNITY DEVELOPMENT AUTHORITY, GRANTOR, 155 North Beech Street, Casper, Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby grants and conveys to KRISTA L. RATTERREE, SOLE OWNER, whose address is: PO Box 647 Story WY 82842, the following described real estate, situate in SHERIDAN COUNTY, WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

A TRACT OF LAND SITUATE IN THE SW1/4 SW1/4 OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, WHICH IS LOCATED SOUTH 00 DEGREES 27 MINUTES 52 SECONDS EAST, 1313.03 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 49 SECONDS EAST 293.43 FEET FROM THE WEST ¼ CORNER OF SAID SECTION 8, SAID POINT BEING THE ORIGINAL NORTHWEST CORNER OF THE RICHARD HENDERSON PROPERTY; THENCE ALONG THE ORIGINAL NORTH LINE, NORTH 88 DEGREES 53 MINUTES 49 SECONDS EAST 239.80 FEET TO A POINT; THENCE SOUTH 01 DEGREES 06 MINUTES 11 SECONDS EAST 170.00 FEET TO A POINT, SAID POINT BEING MARKED BY A 5/8 " REBAR WITH A CAP MARKED CER RLS5300, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY OF ROSEBUD LANE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 53 MINUTES 49 SECONDS WEST 239.80 FEET TO A POINT, SAID POINT BEING MARKED BY A PIPE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE ORIGINAL HENDERSON PROPERTY; THENCE ALONG THE ORIGINAL WEST LINE NORTH 01 DEGREES 06 MINUTES 11 SECONDS WEST 170.00 FEET TO THE POINT OF BEGINNING (PURPORTING TO CONTAIN 0.94 ACRES, MORE OR LESS).

Property Addresses: 14 ROSEBUD LANE, STORY, WYOMING, 82842

and all appurtenances thereto. Subject to easements, rights-of-way, covenants, reservations, restrictions and encumbrances of record, local improvement districts, building and zoning regulations, subdivision and zoning laws.

GRANTOR warrants that it has the power, right and authority to convey the above described property, that in conveying the above-described property neither it nor any person under, by or through it or with its authority has caused any liens, mortgages or other encumbrances to be placed upon the above-described property and that it has not done anything whereby the premises have been encumbered in any way whatsoever, except as shown in this deed. GRANTOR does hereby bind itself, its successors and assigns, to warrant and defend the above-described property unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under GRANTOR, but not otherwise.

WITNESS my hand this 3rd day of December, 2019.

WYOMING COMMUNITY DEVELOPMENT
AUTHORITY

By Carol A. Wilson

Carol A. Wilson
Director of Single Family Programs

Attest:

Christina Peltor



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FEES: \$15.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Special Warranty Deed
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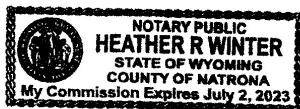
STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument, a Special Warranty Deed, was acknowledged before me on the 3rd day of December, 2019, by Carol A. Wilson as Director of Single Family Programs for the Wyoming Community Development Authority.

WITNESS MY HAND AND OFFICIAL SEAL.

My Commission expires: 7-2-2023

Heather R Winter
Notary Public



NO. 2019-754444 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCT1A
SHERIDAN WY 82801