

SPECIAL WARRANTY DEED

Wells Fargo Bank, N.A. ("Grantor"), whose address is 3476 Stateview Blvd, Fort Mill, SC 29715 for and in consideration of the sum of Ten And No/100 Dollars [\$10.00] and other good and valuable consideration in hand paid to Grantor herein by **Gary Mack Cook and Nettie Louise Cook, as husband and wife**, having an address of 555 West Loucks, Sheridan, WY 82801, ("Grantee"), receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of the following real property, described as follows:

Lot 1 and the West 20 feet of Lot 2 of the Subdivision of Lot "F" of the Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming

with an address of: 555 West Loucks, Sheridan, WY 82801

This Conveyance is made by Grantor subject to the following exceptions:

- a. discrepancies, conflict in boundary lines, shortage in area and encroachments which would be disclosed through a correct and proper survey or physical inspection of the Property;
- b. any and all covenants, conditions, easements, reservations, rights-of-way and restrictions affecting the property as evidenced by instruments filed in the public records of the county wherein the property is located;
- c. any water rights, claims or title to water, in, on or under the land, or ditches or ditch rights, water share, water stock, whether shown by the public records or otherwise;
- d. any interest in oil, coal and other minerals or mineral rights, whether express or implied, associated with, or incidental to the ownership of the property, or the exercise of rights under any oil, gas, coal or mineral reservation, grant or lease, and all rights, privileges and easements with respect thereto, or assignments thereof, of interests therein; and
- e. real property taxes, general assessments, and special assessments on the Property being conveyed hereby, becoming due and payable after the date of this Deed.

Grantee, by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through 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 forth herein.

TO HAVE AND TO HOLD the herein described property, together with all in singular 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 Grantor, but not otherwise.

EFFECTIVE AS OF THE 11 day of February, 2010

GRANTOR:
Wells Fargo Bank, N.A.

By: Janene Brennan
Print Name: JANENE BRENNAN
Title: Vice President Loan Documentation

STATE OF IOWA)
COUNTY OF POLK)
) SS.

The foregoing Special Warranty Deed was acknowledged before me this 11 day of February, 2010, by Janeene Brennan as the VP for Wells Fargo Bank, N.A.

Witness my hand and official seal.

Jacinda Schipper
NOTARY PUBLIC
Closers
Title/Rank

My commission expires:

April 2, 2012