



SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of the United States of America, with its principal office at 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, GRANTOR(S) for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged

**KELLEN PHILLIPS AND TRISTA PHILLIPS
HUSBAND AND WIFE**

GRANTEE(S), whose address is 704 GLADSTONE STREET, SHERIDAN, WYOMING 82801. The following described real estate, situated in SHERIDAN County, State of WYOMING, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State, to-wit

**THE NORTH 80 FEET OF LOTS 1, 2 AND 3, IN BLOCK 26 OF GILLETTE ADDITION TO
THE TOWN, NOW CITY OF SHERIDAN, IN SHERIDAN COUNTY, WYOMING.**

Also known by street and number as:

**704 GLADSTONE STREET
SHERIDAN, WYOMING 82801**

Subject, however, to all reservations, covenants, conditions, restrictions, rights-of-way and easements of record, and special assessment districts, if any; taxes for the year 2011 and subsequent years.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer(s) this 22 day of MAY, 2012.

Fannie Mae a/k/a Federal National Mortgage Association

BY _____

FERRY ASKARI

Ass't Vice President

**STATE OF TEXAS
COUNTY OF DALLAS**

On this 22 day of MAY, 2012, before me personally appeared FERRY ASKARI, to me personally known, as after being by me duly sworn, did say that he/she is the Ass't Vice President (title) of Fannie Mae a/k/a Federal National Mortgage Association (corporation) and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and official seal.

Notary Public: _____

My commission expires: _____

