



SPECIAL WARRANTY DEED

JPMorgan Chase Bank, ^{N.A.} a National Association (the "Grantor"), with an address of 1400 E. Newport Center Dr., Deer Field Beach, FL 33442, for good and valuable consideration in hand paid, does hereby GRANT, SELL AND CONVEY unto Sydney L. Bower, a single person, (the "Grantee"), with an address of 936 Emerson St., Sheridan, WY 82801, all of the real estate situate in Sheridan County, Wyoming, as described on Exhibit A attached hereto and made a part hereof, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TOGETHER WITH all right, privileges, appurtenances, and hereditaments appertaining thereto or belonging thereunto and all improvements affixed thereto,

TO HAVE AND TO HOLD the herein-described property unto the Grantee, and the Grantee's heirs and assigns,

SUBJECT TO all matters set forth on Exhibit B attached hereto and made a part hereof.

AND Grantor does hereby bind itself and its successors and assigns to SPECIALLY WARRANT AND FOREVER DEFEND the property described herein, unto said Grantee and Grantee's heirs, successors and assigns, against all persons who may lawfully claim the same when the claim is by, through, or under Grantor but not otherwise.

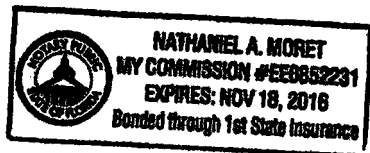
AS WITNESS my hand on this 29 day of January, 2015.

By: [Signature]
 Name: John LaMarca
 Title: Vice President

State of Florida)
) ss
 County of Broward)

The foregoing Special Warranty Deed was acknowledged before me by John LaMarca as Vice President of JPMorgan Chase Bank, N.A. on this 29 day of January, 2015. Yes / He is personally known to me.

Witness my hand and official seal.



[Signature]
 Notary Public
 My Commission Expires: 11/18/16



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BOOK: 551 PAGE: 526 FEES: \$18.00 SM SPECIAL WARRANTY D
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Exhibit A
Legal Description

**Lot 5 and the North 15 feet of Lot 6, Block 3, Third Vale Avoca Place, an Addition
to the Town now City of Sheridan, Sheridan County, Wyoming.**

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Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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NO. 2015-717324 SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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SHERIDAN WY 82801