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1000 Commerce Drive, Suite 520
Pittsburgh, PA 15275

Special Warranty Deed

503419
Wells Fargo Bank, N. A. ("Grantor"), whose address is **8480 Stagecoach Circle, Frederick, MD 21701** for and in consideration of **\$101,515.01** in hand paid, conveys and specially warrants against all who claim by, through, or under the Grantor, but against none other, to **Kathryn Anne Law, Single as sole owner** ("Grantee") having an address of **6 Home Ranch Lane, Sheridan WY 82801** the following described real estate situate in the county of **Sheridan**, state of Wyoming. :

Lot 40 in Block 3 of the AMENDED PLAT OF COFFEEN'S SECOND ADDITION to the Town, now City of Sheridan, Sheridan County, Wyoming, also described as Lot 40 in Block 3, According to the Amended Plat of Blocks Numbered 2, 3, 5, 6, 9, 10, 13, 14, 17 and 18 in Coffeen's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

with and address of: **402 Park St., 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 expressed 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 representation 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 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 party thereof, by through and under Grantor, but not otherwise.

EFFECTIVE AS OF 27 of June, 2018

Wells Fargo Bank, N. A.

By: D. B. 6.27.18

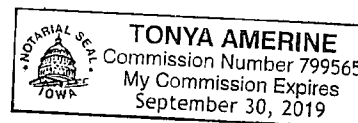
Name: DALTON BOERNER
Its: Vice President Loan Documentation

State of Iowa

County Dallas

On this 27 day of June, A.D., 2018, before me, a Notary Public in and for said county, personally appeared Dalton Boerner, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VP (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Dalton Boerner acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public



220-WY-V3

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