



**2019-749988** 5/16/2019 4:28 PM PAGE: 1 OF 4  
BOOK: 580 PAGE: 666 FEES: \$21.00 HLM SPECIAL WARRANTY  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## **SPECIAL WARRANTY DEED**

**LakeView Loan Servicing, LLC, (the "Grantor"), with an address of 4425 Ponce De Leon Blvd., MS5-251, Coral Gables, FL 33146, for good and valuable consideration in hand paid, does hereby GRANT, SELL AND CONVEY unto Allan Bennett, (the "Grantee"), with an address of 308 E. 1<sup>st</sup> 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.**

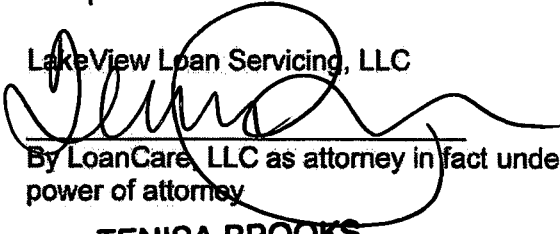
**AND Grantor does hereby bind itself and its successors and assigns to SPECIALLY WARRANT AND FOREVER DEFEND the property described herein, unto said Grantee and Grantee's heirs, successors and assigns, against all persons who may lawfully claim the same when the claim is by, through, or under Grantor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



2019-749988 5/16/2019 4:28 PM PAGE: 2 OF 4  
BOOK: 580 PAGE: 667 FEES: \$21.00 HLM SPECIAL WARRANTY  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

AS WITNESS my hand on this 26 day of April, 2019.

LakeView Loan Servicing, LLC

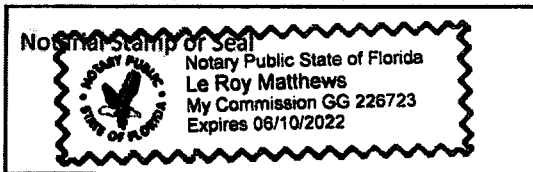
  
By LoanCare, LLC as attorney in fact under limited  
power of attorney

**TENISA BROOKS**

Title: Assistant Secretary

STATE OF Florida,  
COUNTY OF Duval ) SS.

The foregoing instrument was acknowledged before me this 26 day of April, 2019, by  
**TENISA BROOKS** the **Assistant Secretary** of **LOANCARE, LLC, ON BEHALF OF LAKEVIEW LOAN  
SERVICING, LLC AS ATTORNEY IN FACT, UNDER LIMITED POWER OF ATTORNEY** a limited liability company under the laws  
of the United States, on behalf of said limited liability company.



  
Notary Public



**2019-749988** 5/16/2019 4:28 PM PAGE: 3 OF 4  
BOOK: 580 PAGE: 668 FEES: \$21.00 HLM SPECIAL WARRANTY  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**Exhibit A**  
**Legal Description**

THE EAST 100 FEET OF LOTS 9 AND 10, IN BLOCK NUMBERED TWO, FOURTH VALE  
AVOCA PLACE, AN ADDITION TO THE TOWN, NOW CITY, OF SHERIDAN,  
SHERIDAN COUNTY, WYOMING.

Property Address: 335 E Montana St, Sheridan, WY 82801



**2019-749988** 5/16/2019 4:28 PM PAGE: 4 OF 4  
BOOK: 580 PAGE: 669 FEES: \$21.00 HLM SPECIAL WARRANTY  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**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.