

RECORDED JANUARY 21, 1988 BK 316 PG 278 NO 270 RONALD L. DAILEY, COUNTY CLERK

WARRANTY DEED

MARGUERITE C. GARBER, a single person, grantor,
of Sheridan County, State of Wyoming, for and in considera-
tion of One Dollar and other good and valuable consideration,
in hand paid, receipt whereof is hereby acknowledged, CONVEY
AND WARRANT TO KIM D. CANNON and JANE BH. CANNON, husband
and wife, it being the intention of the grantor to create
an estate by the entireties in the grantees, grantees,
whose address is Box 16, Wyarno, Wyoming, the following
described real estate, situate in Sheridan County and State
of Wyoming, hereby releasing and waiving all rights under
and by virtue of the homestead exemption laws of the State,
to-wit:

SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township
54 North, Range 84 West of the Sixth Principal
Meridian, Sheridan County, Wyoming.

Said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 7 is more particularly
described as follows:

Beginning at the NW $\frac{1}{4}$ corner of said Section 7;
thence S 0°20'25" W, 1361.93 feet to the SE corner
of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N 89°43'23" W, 1316.16 feet
to the SW corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N 0°03'55" E,
1342.31 feet to the NW corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence
N 89°25'36" E, 1322.77 feet to the point of beginning.
Said NE $\frac{1}{4}$ NW $\frac{1}{4}$ contains 40.95 acres, more or less.

Together with a 60 foot wide road easement located
in the S $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 7, having
a centerline described as follows:

Beginning at a point on the easterly line of
said S $\frac{1}{4}$ NE $\frac{1}{4}$, said point being located N 0°37'00" E,
1297.08 feet from the E $\frac{1}{4}$ corner of said Section 7;
thence N 88°17'32" W, 2636.74 feet to a point on
the westerly line of said S $\frac{1}{4}$ NE $\frac{1}{4}$, said point being
located S 0°20'25" W, 35.81 feet from the NW corner
of said S $\frac{1}{4}$ NE $\frac{1}{4}$; thence N 84°22'14" W, 323.51 feet to
a point; thence N 79°32'14" W, 31.87 feet to a
point on the southerly line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, the
point of ending, said point being located N 89°
43'23" W, 353.50 feet from the SE corner of said
NE $\frac{1}{4}$ NW $\frac{1}{4}$.

Together with all water and water rights, ditch
and ditch rights situate or used thereon or
appurtenant thereto.

Subject to all prior rights-of-way, easements and restrictions of record, and reserving unto the grantor and to her heirs, executors, administrators, successors, assigns and transferees, a 60 foot wide road easement being 30 feet on either side of the following described centerline in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 7:

Beginning at a point located N 89°43'23" W, 353.50 feet from the SE corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence N 79°32'14" W, 144.48 feet to a point; thence N 88°50'02" W, 252.09 feet to a point; thence N 79°58'44" W, 394.73 feet to a point; thence N 68°18'57" W, 149.39 feet to a point; thence N 39°51'00" W, 63.63 feet to a point on the westerly line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, the point of ending, said point being located N 0°03'55" E, 199.45 feet from the SW corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$.

WITNESS my hand this 10th day of August, 1978.

Marguerite C. Garber
MARGUERITE C. GARBER

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by Marguerite C. Garber, a single person, this 10th day of August, 1978.

Witness my hand and official seal.



Chas. L. Galt
Notary Public

My Commission expires: Oct. 11, 1979

