

RECORDED DECEMBER 12, 1966 BK 157 PG 157 NO. 526080 B. B. HUME, COUNTY CLERK

WARRANTY DEED

VICTOR GARBER and PHYLLIS M. GARBER, also known as Phyllis Miller Garber, husband and wife, Grantors of Sheridan County, and State of Wyoming, for and in consideration of One Dollar and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, convey and warrant to ANDREW W. PORTER and ELIZABETH BROMLEY PORTER, husband and wife, it being the intention to create an estate by the entirety, Grantees, of Sheridan County and State of 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:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 2 and the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, in Township 54 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming;

And a tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 2 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 3, said Township and Range, described as follows:

Beginning at a point located West 225 feet, more or less, from the Southeast corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2; thence West, along the South line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2 and the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 3 to the Southwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 3, said point being located in the center of a County Road, thence North 0°53' West a distance of 184 feet to a point in the center of said County Road, thence leaving said County Road, along the following bearings and distances:

North 60°47' East a distance of 940 feet;  
South 83°38' East a distance of 320 feet;  
South 69°38' East a distance of 313 feet;  
North 65°37' East a distance of 316 feet;  
South 82°08' East a distance of 113 feet;  
South 70°43' East a distance of 192 feet;  
South 66°28' East a distance of 349 feet;  
North 89°57' East a distance of 146 feet;  
South 3°53' West a distance of 384 feet;

more or less, to the point of beginning;  
Said tract containing 27.6 acres, more or less;

SUBJECT TO all rights of way, easements and reservations of record.

ALSO EXCEPTING AND RESERVING unto the Grantors and their heirs, assigns and successors in interest, a strip of land 30 feet wide, situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 2, in said Township and Range for purpose of ingress and egress to lands retained by the Grantors in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, the center line of said easement being described as follows: Beginning at a point in the center line of a County Road, said point being located 90 feet West from the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2; thence North 4° West a distance of 500 feet to a point; thence North 16°30' West 340 feet to a point; thence North 15° East 260 feet to a point and thence North 7° West 245 feet, more or less, to a point on the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ .

1966. WITNESS their hands this 9<sup>th</sup> day of December.

Phyllis M. Barker

STATE OF WYOMING )  
 ) SS  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 1966 by VICTOR GARBER and PHYLLIS M. GARBER, also known as Phyllis Miller Garber, husband and wife.

Witness my hand and official seal.

William Speddy  
Notary Public

My Commission expires: March 24 - 1970

