

RECORDED MARCH 3, 1961,  
NO. 447864

## WARRANTY DEED

BK 129 PG 236

B. R. HUME, COUNTY CLERK

George S. Gwinn and Elizabeth W. Gwinn, husband and wife,

grantor S. of Sheridan, Sheridan County, and State  
of Wyoming, for and in consideration of the sum of One Dollar (\$1.00) and  
other good and valuable consideration ----- DOLLARS  
in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO  
Arthur Perry

grantee, 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:

A tract of land located in the  $S\frac{1}{2}SE\frac{1}{4}$  of Section 11, and the  $NW\frac{1}{4}NE\frac{1}{4}$  of Section 14, all in Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, described as follows:

Beginning at a point, said point being the northeast corner of the  $NW\frac{1}{4}NE\frac{1}{4}$  of Section 14, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence south along the east line of said  $NW\frac{1}{4}NE\frac{1}{4}$  of Section 14, a distance of 880 feet to a point, thence north  $88^{\circ}18'$  West, a distance of 819 feet to a point, thence north  $30^{\circ}16'$  east a distance of 1,623 feet to a point on the south line of the CB&Q Railroad right-of-way; thence south along said railroad right-of-way the same being south  $60^{\circ}$  east a distance of 1,112 feet to a point on the north line of the  $NE\frac{1}{4}NE\frac{1}{4}$  of said Section 14; thence west along the north line of said  $NE\frac{1}{4}NE\frac{1}{4}$  of said Section 14 a distance of 963 feet to the point of beginning, containing 19.4 acres, more or less.

Reserving unto the Grantors herein, their heirs, executors and assigns, the first right to re-purchase the above described property from the Grantee, his heirs, executors or assigns, for a purchase price of \$200.00 per acre, if the Grantee, his heirs, executors or assigns, ceases to use the above described property as a lumber mill site during the life of the Grantors, or within twenty-one (21) years from the date of the death of the last Grantor.

Reserving further unto the Grantors herein, their heirs, executors, and assigns, an easement for the purpose of crossing said lands in order to get from adjacent farm lands on the north to adjacent farm lands on the west of the above described property in connection with the farming of said tracts of land.

WITNESS OUR hand S. this 7th day of February, 1961.



THE STATE OF WYOMING,  
County of Sheridan } ss.

On this 7th day of February, 1961, before me personally appeared  
George S. Gwinn and Elizabeth W. Gwinn, husband and wife,

to me known to be the person S. described in and who executed the foregoing instrument, and acknowledged that they  
executed the same as their free act and deed.

Therida P. Fritz  
Notary Public

My commission expires on the 1st day of October, A. D., 1961.